

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for living quarters in a Commercial Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21201
Attorney's Telephone No.: 752-1107

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1981, at 10:15 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

Page 2
Item No. 62
Stanley Leo, et al

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mch

cc: Johnson, Mirmiran & Thompson, P.A.
1526 York Road
Baltimore, Maryland 21093

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 230.1 (303.2) to permit a front yard setback of 17.5' instead of the required average of 56 feet, and a side yard setback of zero feet instead of the required 30 feet, and a side yard setback of 30 feet, to permit 30 spaces in lieu of the required 42.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Side yard setback variance requested in order to provide a 30'-0" entrance onto York Road
2. Front yard setback variance to provide a maximum amount of parking spaces to be used as attendant parking, and provide handicap spaces a minimum distance from building entrance
3. To provide parking for living quarters and gift shop.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

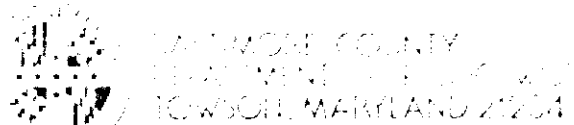
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21201
Attorney's Telephone No.: 752-1107

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December, 1981, at 10:15 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

(over)



HARRY J. PATE, P.E.
DIRECTOR

October 29, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #62 (1981-1982)
Property Owner: Stanley Leo, et al
W/S York Rd 365' S. of Schilling Rd.
Acres: 0.36 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 43) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Entrances and locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #62 (1981-1982)
Property Owner: Stanley Leo, et al
Page 2
October 29, 1981

Public 12 and 30-inch water mains and 6-inch public sanitary sewerage exist in York Road.

Very truly yours,

Signature
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

V-N Key Sheet
71 & 72 NW 7 Pos. Sheets
NW 18 B Topo
42 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
NICHOLAS B. COMMODARI

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John Dunler, Esquire
Room 1104
1107 Fidelity Building
Charles & Lexington Street
Baltimore, Maryland 21201

RE: Item No. 62
Stanley Leo, et al
Special Exception & Variance
Petitions

Dear Mr. Dunler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct a combination restaurant and retail building, with living quarters included, closer to the front and side property lines than allowed and provide less parking than required, this hearing is necessary.

After a number of conversations with Mr. Wolfe, the site plan was revised to relocate the building and reflect the comments of the State Highway Administration. At the time of this writing, I was unable to contact Mr. Mike Flanagan, Traffic Engineering, concerning his incomplete comment on the setback requests. I believe that these requests do not present a problem to him, but I suggest prior to the scheduled hearing that you verify this. You may contact him at 494-3554.

Particular attention should be afforded to the comments of Current Planning and those of the Department of Permits and Licenses.

Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Calhoun
Administrator

September 23, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: Z.A.C. Meeting of 9/22/81
ITEM: #62
Property Owner: Stanley Leo, et al
Location: W/S York Road
Route 45, 365' S. of Schilling Road
Existing Zoning: BR-IM
Proposed Zoning: Special
Exception for living quarters in a commercial building and Variances to permit a front setback of 16.5' in lieu of the required average of 56', a side setback of 0' in lieu of the required 30', to permit 41 spaces in lieu of the required 58 and to permit parking 3' from R/W line in lieu of the required 8'.

Dear Mr. Hammond:

On review of the site plan of August 27, 1981 and field inspection, the State Highway Administration will require the plan to be revised and show the following comments:

1. A proposed right of way of 80', 40' from centerline of York Rd.
2. The proposed 25' radius return entrance with 10' radii and handicap ramps with depressed curbs must be shown.
3. State Highway Administration Type "A" concrete curb must be shown on or in back of the proposed R/W line.
4. State Highway Administration concrete curb and gutter must be constructed along the frontage of the site. The proposed

My telephone number is

(701) 659-1350

P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Mr. W. Hammond

-2-

September 23, 1981

alignment must be from the existing concrete curb and gutter on each side of the property.

5. The unpaved area along the frontage up to the proposed R/W line must be paved with full depth paving. If existing paving is suitable for overlay this will be determined by the Permit Inspector at time of construction.

I am sending a copy of the plan showing State Highway Administration revisions. It is requested that the plan be revised prior to a hearing date.

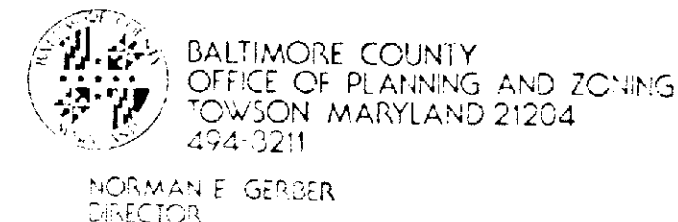
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley



December 1, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #62, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Stanley Leo, et al
Location: W/S York Road 365' S of Schilling Road

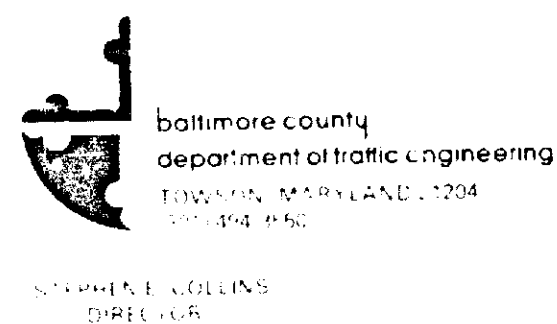
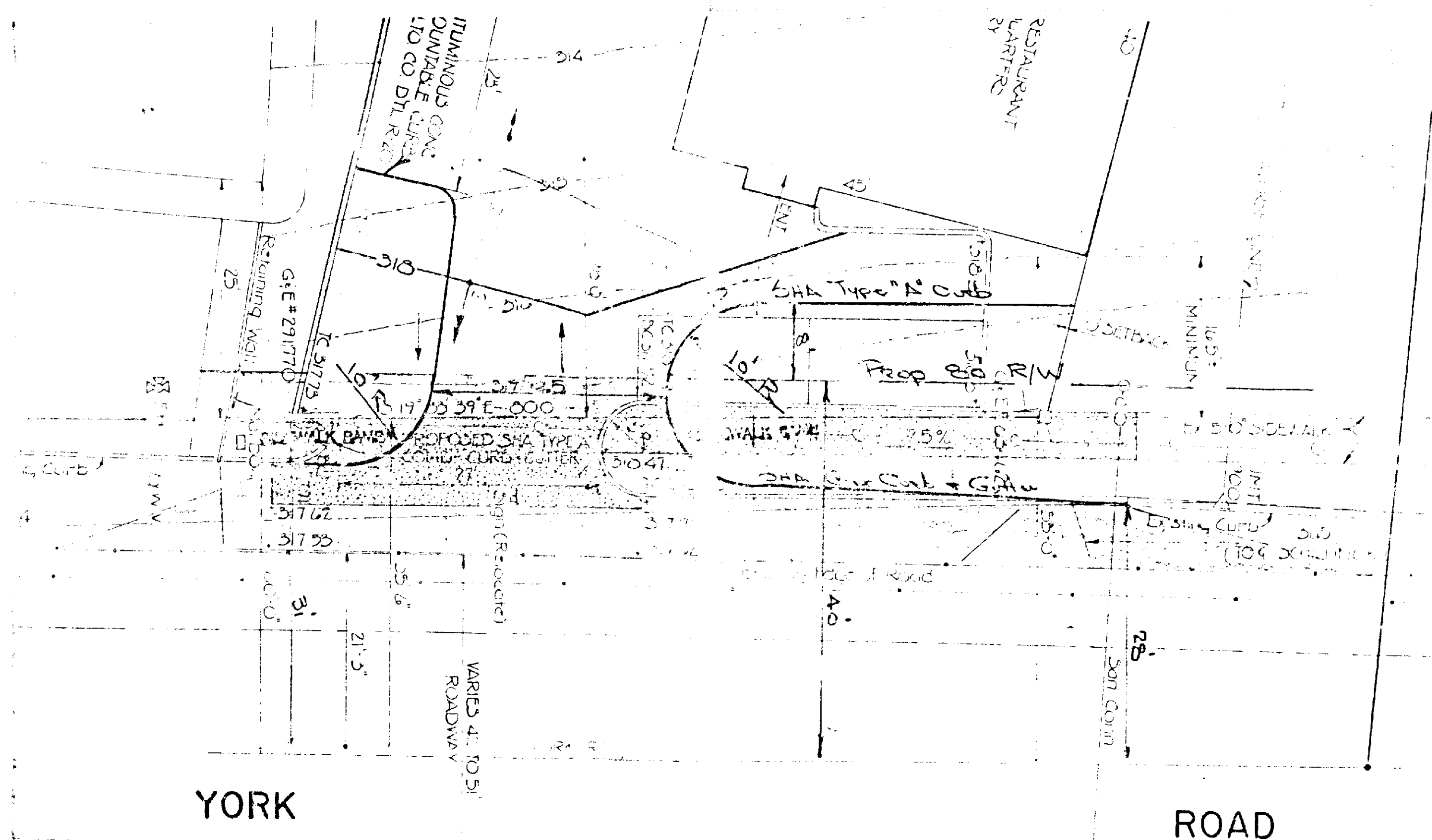
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided and shown on the site plan.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



October 19, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 62 - ZAC - September 22, 1981
Property Owner: Stanley Leo, et al
Location: W/S York Road 365' S. of Schilling Road
Existing Zoning: BR-IM
Proposed Zoning: Special Exception for living quarters in a commercial building and Variance to permit a front setback of 16.5' in lieu of the required average of 36', a side setback of 0' in lieu of the required 30', to permit 41 spaces in lieu of the required 58 and to permit parking 0' from R/W line in lieu of the required 8'.

Across:
District:

Dear Mr. Hammond:

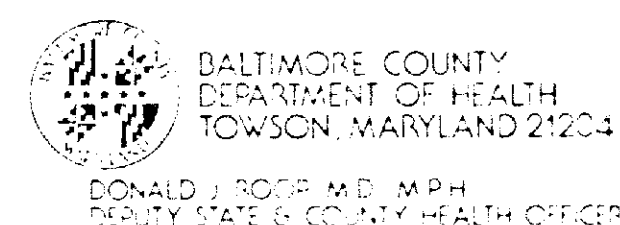
The requested special exception for living quarters in a commercial building and variances to the side and front setbacks.

The requested variances to parking can be expected to cause parking problems.

Due to the short radius and the nearness of the parking to the entrance, traffic problems can be expected at the entrance to this site.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j



October 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 62, Zoning Advisory Committee Meeting of September 22, 1981, are as follows:

Property Owner: Stanley Leo, et al
Location: W/S York Road 365' S. of Schilling Road
Existing Zoning: BR-IM
Proposed Zoning: Special Exception for living quarters in a commercial building and Variance to permit a front setback of 16.5' in lieu of the required average of 36', a side setback of 0' in lieu of the required 30', to permit 41 spaces in lieu of the required 58 and to permit parking 0' from R/W line in lieu of the required 8'.

District: 8th

Metropolitan water and sewer are proposed.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

John A. Farrast
Director
BUREAU OF ENVIRONMENTAL SERVICES

EHS:mgf



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

DAVID H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stanley Leo, et al

Location: W/S York Road 365' S. of Schilling Road

Item No.: 62 Zoning Agenda: Meeting of September 22, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and are required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

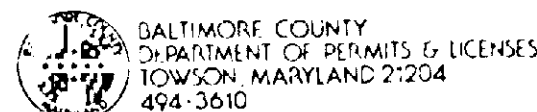
REVISOR: [Signature]
Planning Group
Special Inspection Division

Noted and
Approved:

George M. Haggan

Fire Prevention Bureau

JW/mb/cm



TED ZAJACK JR.
DIRECTOR

October 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 62 Zoning Advisory Committee Meeting, September 22, 1981
are as follows:

Property Owner: Stanley Leo, et al
Location: W/S York Road 365' S. of Schilling Road

Requested Zoning: Special Exception for living quarters in a commercial building and
Variances to permit a front setback of 16.5' in lieu of the required average of 56',
a side setback of 0' in lieu of the required 30', to permit 11 parking spaces in lieu of the
required 58 and to permit parking 0' from R/W line in lieu of the required 8'.

Acres: _____
District: _____

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1976, the
State of Maryland Code for the Handicapped and Amds and other applicable Codes.

B. A building/ _____ permit shall be required before foundation construction.

C. Two sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/are not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistant construction, no openings permitted
within 2' 0" of lot line. A minimum 5/8" heavy firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section 5 _____.

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required set of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on _____ above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 307 and the required construction
classification of Table 214.

X I. Comments—This structure will contain mixed uses and may be required to provide
fire separations between each use. The north wall shall be a firewall with
parapet. The owner should have his architect contact this office concerning
the overall project, which is the basement area, to be considered for a
habitable use the State Handicapped law could require an elevator. Show handicap
NOTES: These comments reflect only on the information provided by the drawings. They cannot
be construed as the full extent of any permit. Code of Regulations
If desired additional information may be obtained by visiting Room #100
(Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Bumbach, Chief
Plan Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: Sept. 22, 1981

RE: Item No: 58, 59, 60, 61, 62
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Dubel:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/bp

what they perceive as an inequity by applying the restaurant parking standard of one space for each 50 square feet of total floor area to those portions of the proposed improvement not accessible to the public. In particular, they allude to the kitchen area proposed to contain 900 square feet, which requires 18 parking spaces. This argument has long been the basis upon which petitioners have requested variances; however, the parking standard for restaurants was originally established in 1955 and was modified only for restaurants in town centers. Therefore, it has a firm foundation in law and in practice, and it should not be varied without full consideration being given to other available means of meeting the requirements. In this instance, the petitioners have done so by submitting Petitioners' Exhibit 4, which purports to show adjacent property owned by the Cockeysville Volunteer Fire Company and which is located to the rear of the subject site. Testimony indicated that negotiations were being conducted to secure permission to use this land for parking and that the petitioners also contemplate the use of a parking attendant during peak hours of operation. In view of the limitation of available public off-premise parking in the area, it is critical that the use provide adequate on-site parking.

The remaining issue is the special exception to use the second floor

of the two-story improvement as living quarters for the chef and his family. The reason of the need for business security, the fulfillment of the two required parking spaces for the residential use, and the requirements of Section 502.1 of the zoning regulations having been met, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of March, 1982, that the Petition for Special Exception for living quarters in a commercial building, in accordance with Petitioners' Exhibit 1, is hereby GRANTED and, additionally, the variances to

RE: PETITIONS FOR SPECIAL EXCEPTION:
AND VARIANCES
W/S of York Road, 365' S of Schilling : ZONING COMMISSIONER
Road - 8th Election District :
Stanley Leo, et al - Petitioners : OF
NO. 82-147-XA (Item No. 62) :
BALTIMORE COUNTY

THIS matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for living quarters in a commercial building and, additionally, a Petition for Variances to permit a front yard setback of 17.5 feet in lieu of the required average of 56 feet, a side yard setback of zero feet in lieu of the required 30 feet, and 39 parking spaces in lieu of the required 58 spaces.

A review of the site plan, prepared by Johnson, Mirmiran and Thompson, dated August 27, 1981, and marked Petitioners' Exhibit 1, reveals that the subject property, containing 0.36 of an acre, is located on the west side of York Road with the Cockeysville Volunteer Fire Company on the south and a branch of the Union Trust Company on the north. The entire property is zoned B.R. (Business, Roadside) with an I.M. (Industrial, Major) District imposed thereon, with the exception of a small triangular parcel on the northwest corner, which is zoned M.L. (Manufacturing, Light)-I.M. Petitioners' Exhibit 3 shows the location of the original dwelling which was razed because of its poor condition and the expense required to renovate it for commercial use.

The petitioners propose to construct an improvement containing a restaurant and kitchen on the first floor (60' x 45') and an apartment and gift shop on the second floor (40' x 45'), as shown on Petitioners' Exhibit 2. Both the restaurant and gift shop are uses permitted by right in the B.R. Zone and the living quarters in a commercial building is a use permitted by special exception under Section 236.4 of the Baltimore County Zoning Regulations. The petitioners' testimony indicated that the apartment is to be used by the restaurant's chef and his family and would in no way violate the spirit and intent of

Section 502.1 of the zoning regulations. Testimony further disclosed that the property will be served by metropolitan water and sewer presently existing in York Road.

With regard to the requested variances, the petitioners contend that to require the front yard setback to be the average of the setbacks of the Cockeysville Volunteer Fire Company (25 feet) and the Union Trust Company (87 feet), i.e., 56 feet, would provide the same practical difficulty and unreasonable hardship to any business using the property by substantially reducing the amount of land available for parking. Instead, they request a front yard setback of 17.5 feet in order to provide the maximum area for parking. In addition, the proposed improvement is to be constructed along the northern lot line because of the close proximity of the firehouse to the southern lot line and so that only one entrance is required and can be located as far away from Schilling Road as possible, thereby necessitating a zero foot side yard setback. Based upon these reasons, the petitioners testified that a denial would not only create a serious financial infeasibility for any business use and, as such, a practical difficulty or unreasonable hardship, but would also create a problem in traffic flow from the site to York Road; however, they did not feel that the additional traffic generated by the restaurant and gift shop would be detrimental to the streets, roads, or alleys in the locality.

While this office recognizes that mere financial hardship is not sufficient to justify a variance, it also recognizes that a variance may be granted if strict compliance with a requirement would unreasonably prevent a property to be used for a permitted purpose or would render conformance unnecessarily burdensome. In applying case law principles to the facts of this case, it appears that the front and side yard setback requirements of Sections 238.1, 238.2, and 303.2 may present the same problems for any business using this site. For instance, the subject site has a frontage of 78.57 feet and if the 30-foot side yard requirement is met, the improvement could only be 18.57

feet in width. With a front yard setback being not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road and a rear yard setback of 30 feet, the maximum depth of the improvement could be 100.83 feet for a total of 1899.56 square feet of floor area on one floor. A restaurant of this configuration would require a total of 38 parking spaces—a reduction in the number of spaces of 20. Although the petitioners have chosen a use having the highest parking standard, a restaurant and gift shop are uses permitted by right in a B.R. Zone. To require a setback of 30 feet from the side yard setbacks of 30 feet would unreasonably prevent the use of the property for those permitted uses and would be unnecessarily burdensome.

The same rationale is not a viable justification for a variance to the front yard setback, i.e., not less than 25 feet from the front property line and not less than 50 feet from the centerline of the street (Section 238.1), particularly since the Cockeysville Volunteer Fire Company building is 25 feet from the property line. The front yard setback is complicated, however, by the averaging regulation set forth in Section 303.2, which would require the proposed improvement to be located 56 feet from the front property line if a variance is not granted—an additional 38.5 feet beyond the proposed 17.5 foot front setback line. To require the location of the Union Trust Company building to control the setback of the proposed improvement, particularly in view of its placement being determined after that of the firehouse and before the razing of the old improvement on the petitioners' property, would be an unreasonable hardship and, therefore, would justify a variance. Having so concluded, a variance from the requirements of Section 303.2 should be granted to the extent of 31 feet. Expressed differently, the petitioners should be granted a variance to Section 303.2 to the extent necessary to comply with the front yard setback requirements of Section 238.1, i.e., not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road.

The remaining variance requested is to permit 39 parking spaces in lieu of the required 58 spaces. The petitioners' position is predicated upon

ORDER RECEIVED FOR FILING

DATE: March 11, 1982

BY: [Signature]

ORDER RECEIVED FOR FILING

DATE: March 11, 1982

BY: [Signature]

ORDER RECEIVED FOR FILING

DATE: March 11, 1982

BY: [Signature]

permit a front yard setback of not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road in lieu of the required average of 56 feet, in compliance with Section 238.1 of the Baltimore County Zoning Regulations, a side yard setback of zero feet in lieu of the required 30 feet, for the expressed purpose of constructing an improvement on the site as depicted on Petitioners' Exhibit 1, and 52 parking spaces in lieu of the required 58 spaces are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated September 23, 1981, the Department of Permits and Licenses, dated October 26, 1981, the Department of Health, dated October 15, 1981, and the Office of Planning and Zoning - Current Planning and Development Division, dated December 1, 1981.
2. Only an employee of the restaurant and/or gift shop and his or her immediate family shall reside on the premises.
3. Metropolitan sewer and water shall be connected to the subject property prior to the issuance of an occupancy permit.
4. Provide an additional 13 parking spaces by lease on the adjacent property belonging to the Cockeysville Volunteer Fire Company, as shown on Petitioners' Exhibit 4, as well as an attendant for valet parking during evening hours.
5. The proposed improvement shall be relocated in conformity with the front yard setback variance.
6. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
W/S of York Rd., 355'
S of Schilling Rd., 8th District
STANLEY LEO, et al, Petitioners
: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 82-147-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 7th day of December, 1981, a copy of the foregoing Order was mailed to John Dunler, Esquire, Room 1404, 1407 Fidelity Building, Charles & Lexington Street, Baltimore, Maryland 21201; and Johnson, Mirmiran & Thompson, P.A., 1526 York Road, Lutherville, Maryland 21093.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
SUBJECT: Zoning Petition 82-147-XA
Date: December 21, 1981

This office is opposed to the granting of the requested variances. In view of the size, shape and topography of the property, this office fails to see any hardship other than that created by the petitioner's proposal to overbuild the site. Additionally, this office shares the concerns expressed by the Department of Traffic Engineering.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGlt:dne

JOHNSON, MIRMIAN & THOMPSON, P.A.
1526 York Road
Lutherville, Maryland 21093

September 9, 1981

METES AND BOUNDS DESCRIPTION OF STANLEY LEO, ET AL PROPERTY

BEGINNING for the same at an iron bar now set at the southeast corner of Lot B-1 as shown on a plat entitled "Resubdivision and Addition to Section One, Greater Baltimore Industrial Park" dated April 4, 1962, and recorded among the Land Records of Baltimore County, Maryland, in Plat Book WJR No. 20, folio 64 and running thence binding along the west side of York Road 66 feet wide as shown on State Roads Commission Right-of-Way Plat 13468 (1) South 19° 33' 39" East 80.00 feet to an iron bar now set on the first or westerly 200 foot line of a deed from Harry Jessop et al to the Cockeysville Volunteer Fire Company dated March 26, 1924, and recorded among the above mentioned Land Records in Liber 590 at folio 137 and running thence with said line to the end thereof (2) South 84° 25' 57" West 195.54 feet to an iron bar now set at the intersection of the above mentioned first line of the deed from Jessop to Cockeysville Volunteer Fire Company and the fourth or North 12° 47' West 80.00 foot line of a deed from Wesley C. Byron et ux to the Cockeysville Volunteer Fire Company dated February 8, 1945 and recorded among the above mentioned Land Records in Liber 1527 at folio 382 and running thence (3) North 19° 33' 39" West 82.65 feet to an iron bar now set on the fifth or North 85° 11' 00" East 206.71 foot line of a deed from BP Oil Inc. to Union Trust Company of Maryland dated September 30, 1974 and recorded among the above mentioned Land Records in Liber 5492 at folio 846, said fifth line also being the southern most line of the above mentioned Lot B-1 and running thence with a part of said fifth line (4) North 85° 10' 57" East 196.20 feet to the place of beginning. CONTAINING 15,430 square feet or 0.354 acres of land, more or less.

September 2, 1981

Johnson, Mirmiran & Thompson, P.A.
1526 York Road
Lutherville, Maryland 21093

Attention: Mr. Fred Mirmiran

Dear Mr. Mirmiran:

In order to expedite the processing of the site development of the property known as 11222 York Road, I hereby give Johnson, Mirmiran & Thompson full Power of Attorney and Authorization to file for any zoning variances, special hearings and permits that may be required during the project. This Power of Attorney shall remain in effect until all necessary permits have been obtained.

It is also understood that I am responsible for any fees required by Baltimore County when filing for zoning variances, special hearings and permits.

Very truly yours,

Stanley Leo - Owner
5010 Long Green Road
Glen Arm, Maryland 21057

Paul-Yuan Chen - Owner

Date: 9/10/81

Sworn to me this 10th Day of September, 1981

Notary Public

My Commission Expires July 1, 1982.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: West side of York Road, 365 ft. South of Schilling Road
DATE & TIME: Tuesday, December 29, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for living quarters in a commercial building, and Variance to permit a front yard setback of 17.5' instead of the required average of 56', and to permit a side yard setback of 0' instead of the required 30', and to permit 39 parking spaces in lieu of the required 58.

The Zoning Regulations to be excepted as follows:

Section 238.1 (303.2) - Minimum required average front yard setback
Section 238.2 - Minimum required side yard setback
Section 409.2a & b (3) + (6) - minimum required number of parking spaces

All that parcel of land in the Eighth District of Baltimore County

Being the property of Stanley Leo, et al, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, December 29, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th DISTRICT

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LOCATION: West side of York Road, 365 ft. South of Schilling Road
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All that parcel of land in the Eighth District of Baltimore County

Being the property of Stanley Leo, et al, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, December 29, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 11, 1982

John Dunler, Esquire
Room 1404 - 1407 Fidelity Building
Charles and Lexington Streets
Baltimore, Maryland 21201

RE: Petitions for Special Exception and Variances
W/S of York Road, 365' S of Schilling Road - 8th Election District
Stanley Leo, et al - Petitioners
NC. 82-147-XA (Item No. 62)

Dear Mr. Dunler:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

JOHNSON, MIRMIAN & THOMPSON, P.A.
1526 York Road
Lutherville, Maryland 21093

November 19, 1981

METES AND BOUNDS DESCRIPTION OF STANLEY LEO, ET AL PROPERTY

BEGINNING for the same at an iron bar now set on the west side of York Road 365 feet south of the centerline of Schilling Road and running along the right of way line of York Road (1) South 19° 33' 38.9" East 80.00 feet to an iron bar now set, thence leaving said right of way line (2) South 84° 25' 57" West 195.54 feet to an iron bar now set, thence (3) North 19° 33' 39" West 82.65 feet to an iron bar now set, thence (4) North 85° 10' 57" East 196.20 feet to the point of beginning. Containing 15,430 square feet of 0.354 acres of land more or less.



John Dumler, Esquire
Room 1404 - 1407 Fidelity Building
Charles & Lexington Streets
Baltimore, Maryland 21201

December 1, 1981

NOTICE OF HEARING

RE: Petitions for Special Exception and Variance
W/s York Rd., 365' S of Schilling Rd.
Stanley Leo, et al - Petitioners
Case #82-147-XA

TIME: 10:15 A.M.

DATE: Tuesday, December 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Johnson, Mirmiran & Thompson, PA
1526 York Road
Lutherville, MD 21093

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of 9, 19 81.

Filing Fee \$ 50 Received: 9 Check
Cash
Other

William E. Hammond, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102654

DATE 11/30/81 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Johnson, Mirmiran & Thompson, P.A.
FOR: Filing Fee for case #82-147-XA (Stanley Leo, et al)

2841200 1 500.00

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 24, 1981

John Dumler, Esquire
Room 1404 - 1407 Fidelity Building
Charles & Lexington Streets
Baltimore, MD 21201

RE: Petitions for Special Exception & Variance
W/s York Rd., 365' S of Schilling Rd.
Stanley Leo, et al - Petitioners
Case #82-147-XA

Dear Mr. Dumler:

This is to advise you that \$66.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102656

DATE 12/29/81 ACCOUNT 01-662

AMOUNT \$66.13

RECEIVED FROM: John Dumler
FOR: Posting & Advertising of Case #82-147-XA
(Stanley Leo, et al)

2841200 29 66.13

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time successive weeks before the 27th day of December, 1981, the first publication appearing on the 13th day of December, 1981.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th DISTRICT
ZONING: Petition for Special Exception and Variance
LOCATION: West side of York Road, 365 ft. South of Schilling Road.
DATE & TIME: Tuesday, December 29, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
Petition for Special Exception for living quarters in a commercial building, and Variance to permit a front yard setback of 17.5' instead of the required average of 50' and to permit a side yard setback of 0' instead of the required 30', and to permit 39 parking spaces in lieu of the required 58.
The Zoning Regulations to be excepted as follows:
Section 238.1 (30.2) - Minimum required average front yard setback.
Section 238.2 - Minimum required side yard setback.
Section 409.2a & b (3) + (6) - minimum required number of parking spaces.
All that parcel of land in the Eighth District of Baltimore County, BEGINNING for the same at an iron bar now set on the west side of York Road 365 feet south of the centerline of Schilling Road and running along the right of way line of York Road (1) South 15° 35' 38" East 80.00 feet to an iron bar now set, thence (2) South 94° 25' 5" West 105.54 feet to an iron bar now set, thence (3) North 18° 33' 59" West 87.65 feet to an iron bar now set, thence (4) North 85° 10' 57" East 106.20 feet to the point of beginning. Containing 15,430 square feet of 0.354 acres of land more or less.
Being the property of Stanley Leo, et al, as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, December 29, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
William E. Hammond
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Dec 9, 1981

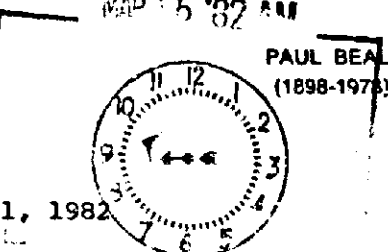
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 9 successive weeks before the 27th day of December, 1981.

3163

JAMES H. WHITNEY
JOHN H. DUMLER

LAW OFFICES OF
BEALL, WHITNEY AND DUMLER
1408 - 1407 FIDELITY BUILDING
CHARLES AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21201
752-1187



March 11, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Md. 21204

RE: Petitions for Special Exception & Variance
W/s York Rd., 365' of Schilling Rd.
Stanley Leo, et al - Petitioners
Case #82-147-XA

Dear Mr. Hammond:

On Tuesday, December 29, 1981, a hearing was held in the above captioned matter.

Please advise the undersigned of your decision relative to the Petition for special exception and variances requested.

Very truly yours,

John H. Dumler

JHD/es

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

82-147-XA

District: E. 8th Date of Posting: Dec 11-81

Posted for: Special Exception and Variance

Petitioner: Stanley Leo, et al

Location of property: W/s York Rd. 365' S of Schilling Rd.

Location of Signs: West side of York Rd. approx 320' South of Schilling Road

Remarks:

Posted by: J. J. Rosta Date of return: Dec 15-81

Number of Signs: 2

cc: Johnson, Mirmiran & Thompson
P.A.
1526 York Road
Baltimore, Maryland 21093

John Dumler, Esquire
Room 1404
1407 Fidelity Building
Charles & Lexington Streets
Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of November, 1981

WILLIAM E. HAMMOND
Zoning Commissioner

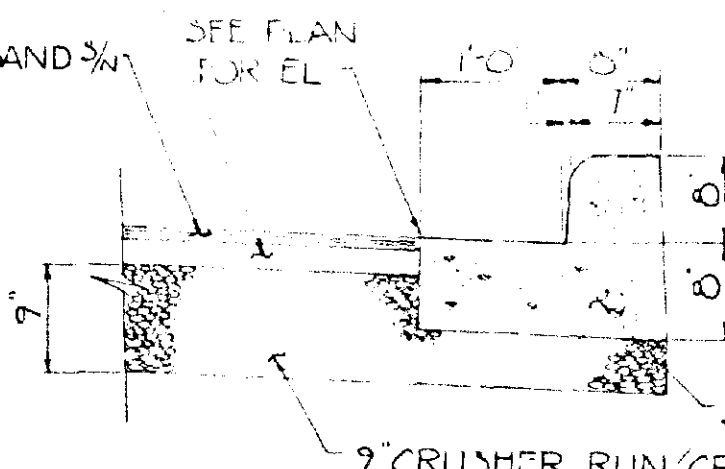
Petitioner Stanley Leo, et al
Petitioner's Attorney John Dumler

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

2" BASE COURSE BAND BIT

1" SURFACE COURSE BAND 3/4"

SEE PLAN FOR EL



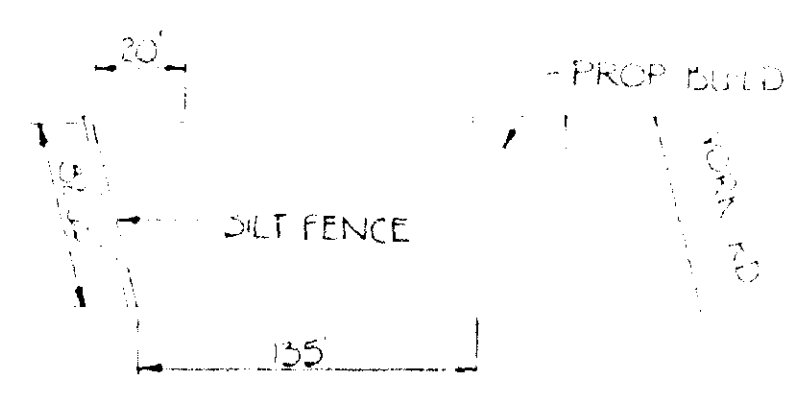
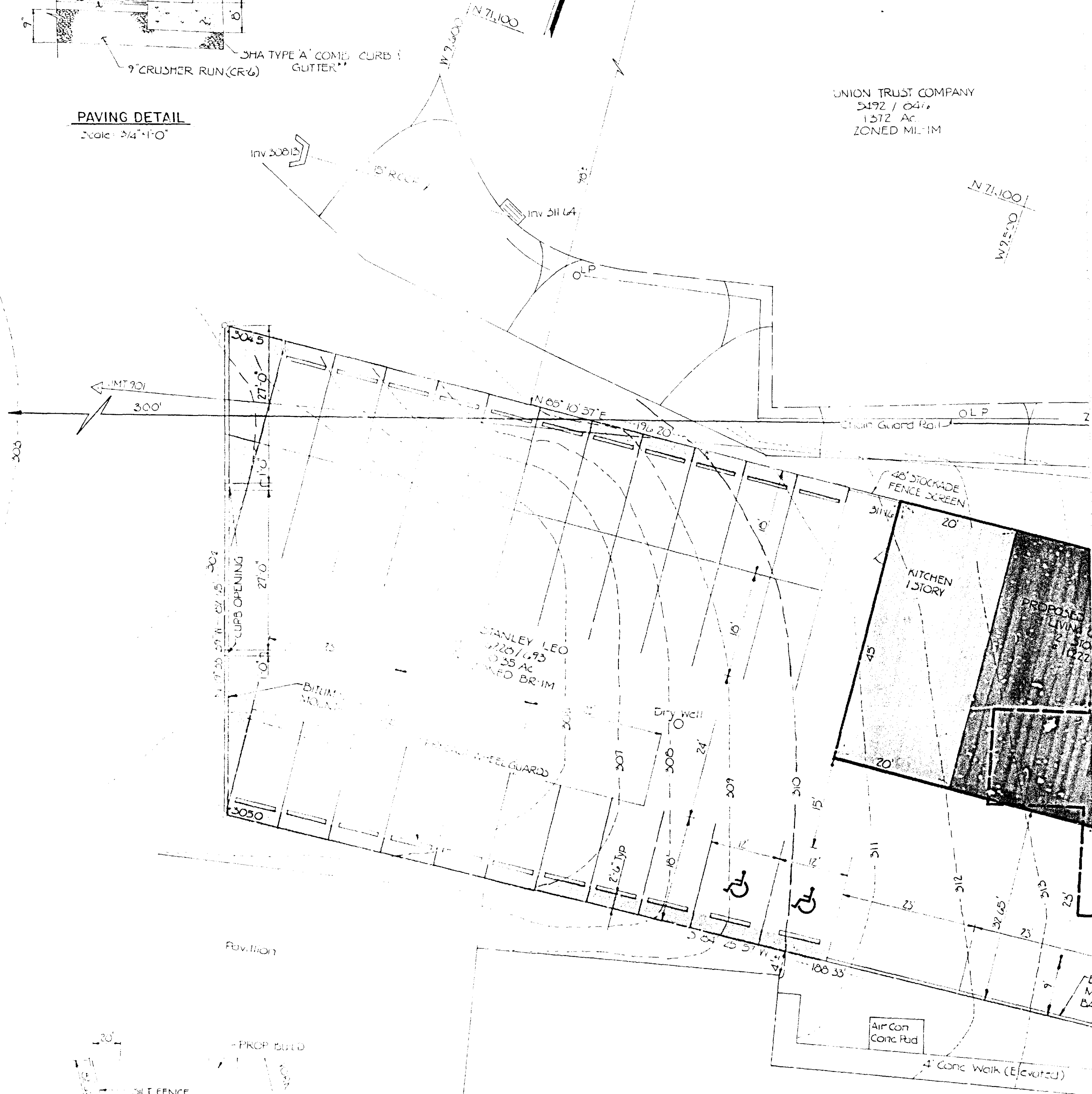
* TRANSITION AS REQUIRED TO MEET EXISTING CURB & GUTTER
* TYPE 'A' COMB CURB & GUTTER TO BE USED ON YORK RD AND FRONT PARKING LOT BITUMINOUS CONCRETE MOUNTABLE CURB TO BE USED AS SHOWN ON PLAN

SHA TYPE 'A' COMB CURB & GUTTER

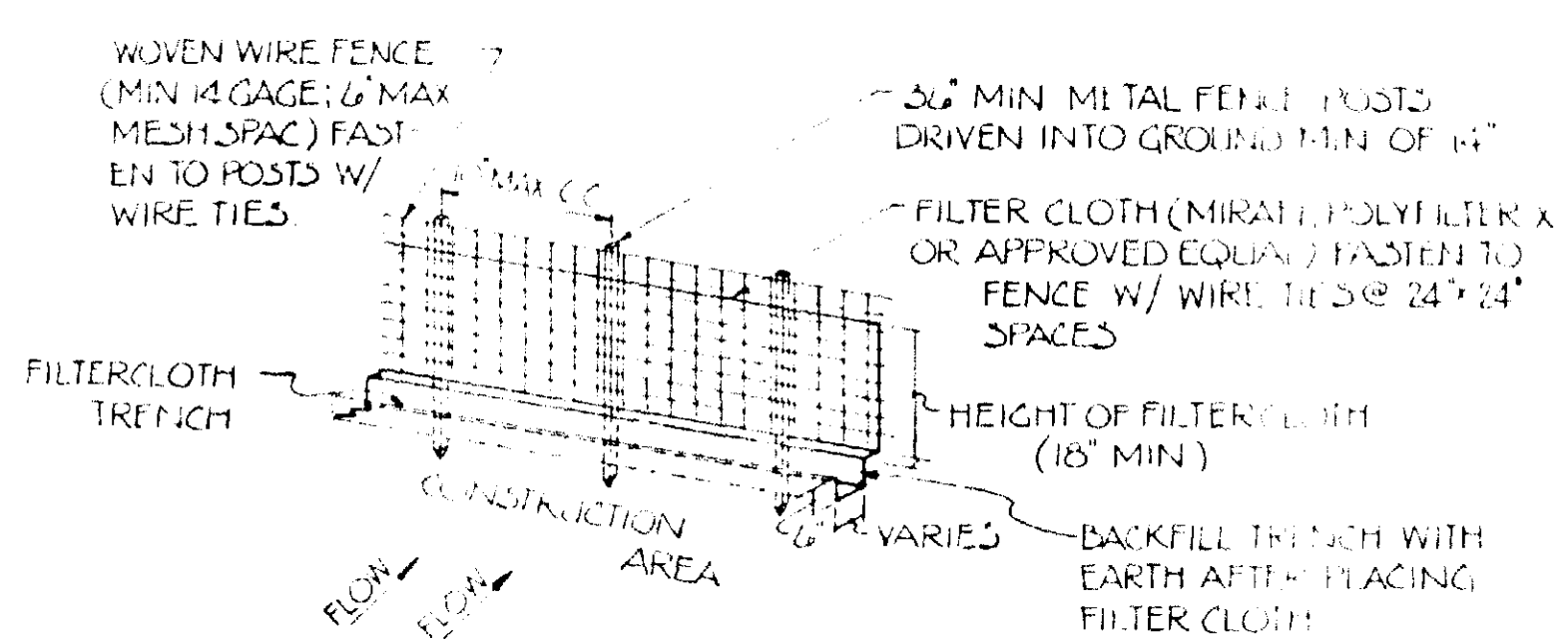
PAVING DETAIL

Scale: 3/4" = 1'-0"

UNION TRUST COMPANY
5492 / 0476
1372 AC
ZONED M1-1M



PLAN



ELEVATION

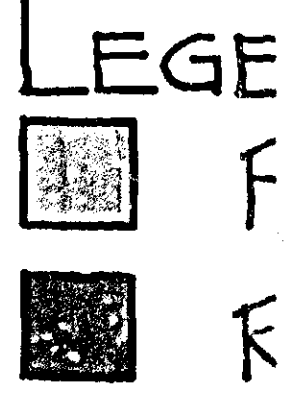
SILT FENCE DETAILS

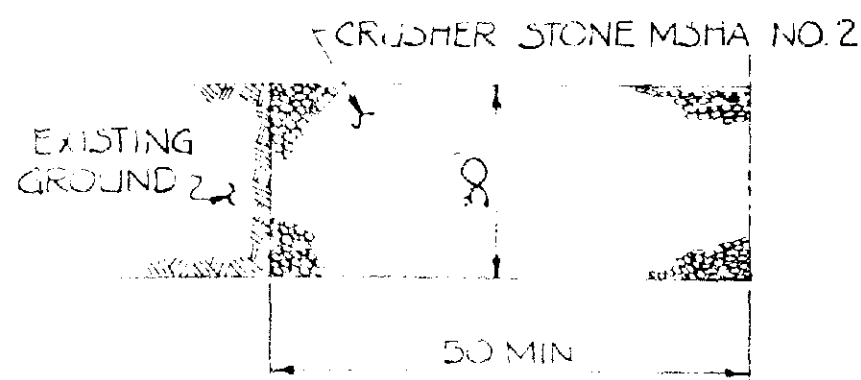
Not To Scale

2 Story Brick
Cockeysville Volunteer Fire
Company
2500/157 1527/355
1376/433 570/157
3093 AC
ZONED BR-1M

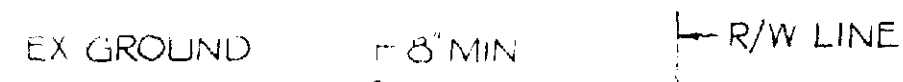
EXISTING BUILD (REMOVED)

PLAN





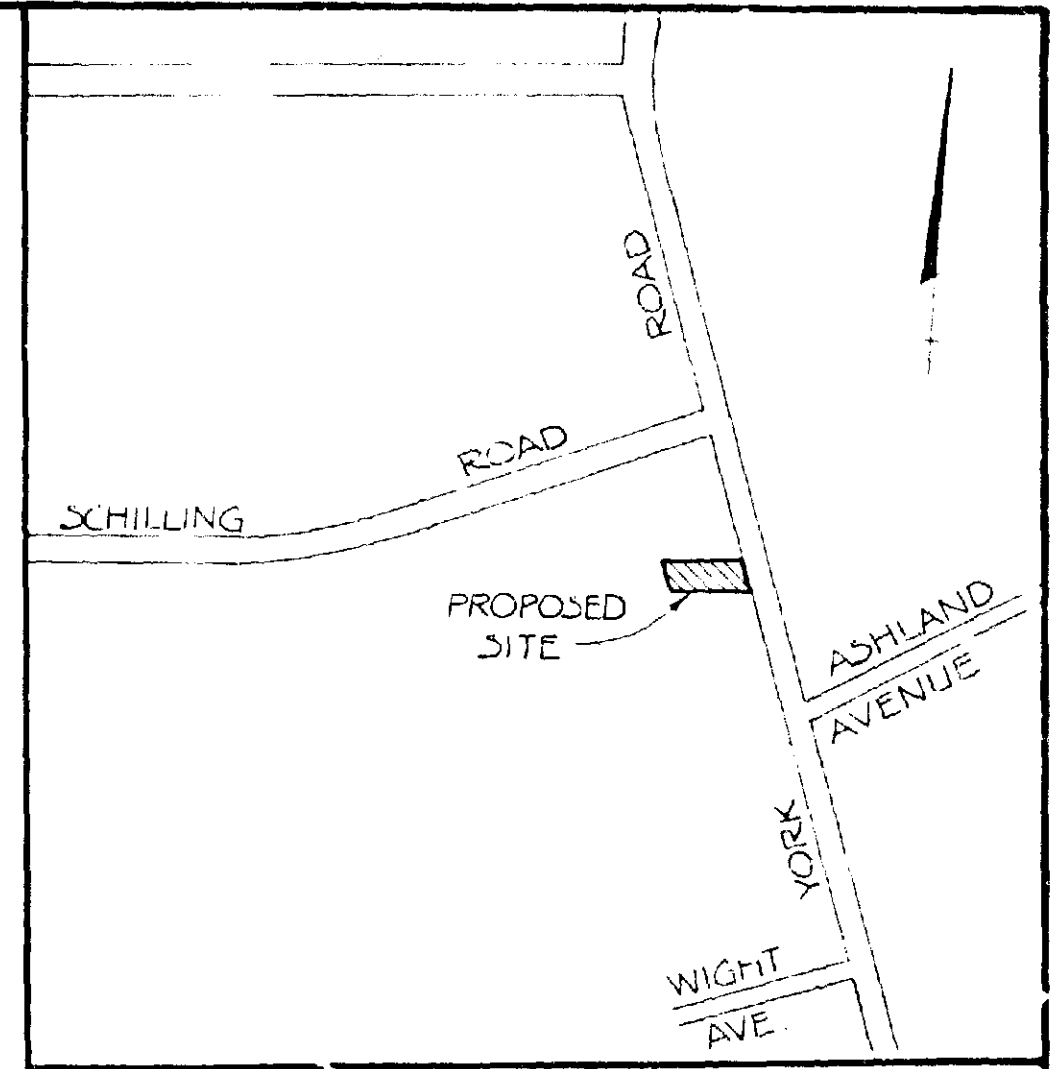
NOTE REFER TO BALTO COUNTY
ST'D DETAIL PLATE SCE-1



ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

Not To Scale



Scale 1" = 500'-0"

GENERAL NOTES:

1. THIS SITE WILL BE SERVED WITH PUBLIC WATER BY THE EXISTING 12" WATER IN YORK ROAD
2. THIS SITE WILL BE SERVED WITH PUBLIC SEWER BY THE EXISTING 8" SANITARY IN YORK RD
3. TRASH REMOVAL TO BE BY PRIVATE SERVICE
4. ENTRANCE WILL CONFORM TO MD STANDARD ENTRANCE CONSTRUCTION METHOD NO. 3 (MD ST'D NO MD 500.03)
5. FRONT AND SIDELINE SETBACK VARIANCES REQUESTED
6. PARKING LOT TO BE 3" BITUMINOUS CONCRETE PLACED ON 9" CRUSHER RUN (CR-6). SEE DETAIL THIS SHEET
7. SEDIMENT AND EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION USING A SILT FENCE AS DETAILED AND LOCATED ON THE SEDIMENT AND EROSION CONTROL PLAN.
8. STORMWATER MANAGEMENT IS NOT REQUIRED AS PER SECTION 2.1 LINE OF BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY.
9. AREA OF SITE - 0.36 AC
10. AREA ZONED BR-1M

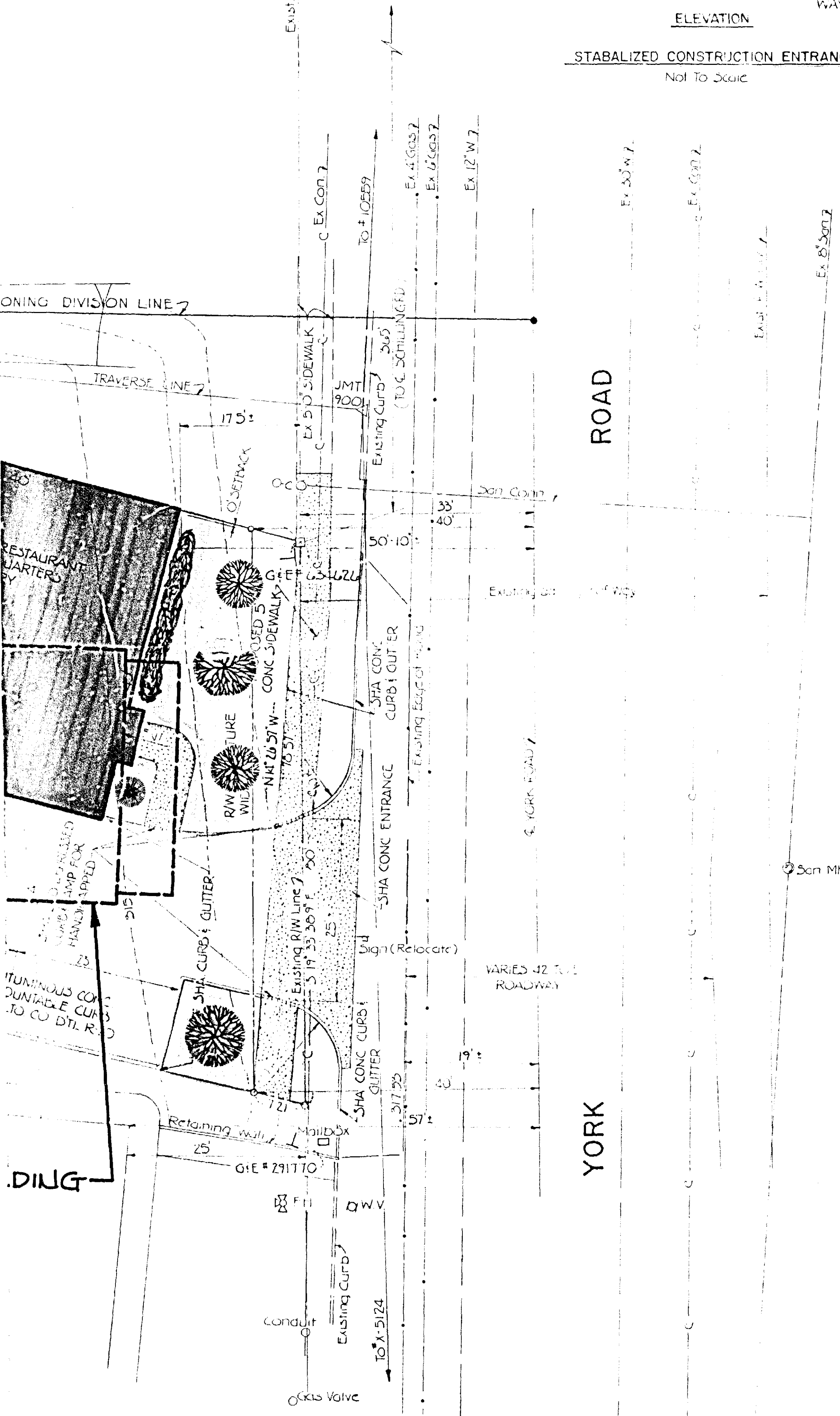
PARKING DATA:

1. BLDG AREAS: BASEMENT 2700 SF STORAGE ONLY
FIRST FLOOR 2700 SF (DINING AREA + KITCHEN)
SECOND FLOOR 1500 SF (LIVING QUARTERS 1500 SF)
(GIFT SHOP 300 SF)
2. ONE SPACE FOR EACH 50 SF (RESTAURANT + KITCHEN AREAS)
(GIFT SHOP 300 SF)
3. TWO SPACES FOR LIVING QUARTERS (SPECIAL HEARING REQUESTED)
4. PROPOSED PARKING:
50 SPACES 9'x10' FOR RETAIL SHOP
2 SPACES 9'x10' FOR LIVING QUARTERS
1 SPACE 9'x10' FOR GIFT SHOP
5. ALL RESTAURANT PARKING TO BE BY ATTENDANT DURING PEAK BUSINESS HOURS
6. OWNER IS CURRENTLY NEGOTIATING LONG TERM LEASES FOR ADDITIONAL PARKING SPACES
7. REQUIRED PARKING:
RESTAURANT + KITCHEN - 51 SPACES
LIVING QUARTERS - 2 SPACES
RETAIL SHOP - 2 SPACES
TOTAL - 55 SPACES
8. REQUEST PARKING VARIANCES FOR 19 SPACES

**SITE PLAN
FOR SPECIAL EXCEPTION, ZONING & PARKING VARIANCES
STANLEY LEO PROPERTY**

RECORDED IN BALTIMORE COUNTY LIBER 6228 FOLIO 693
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 8
SCALE: 1" = 10'-0" AUG. 27, 1981

OWNER: STANLEY LEO
5010 LONG GREEN ROAD
GLEN ARM, MARYLAND 21057



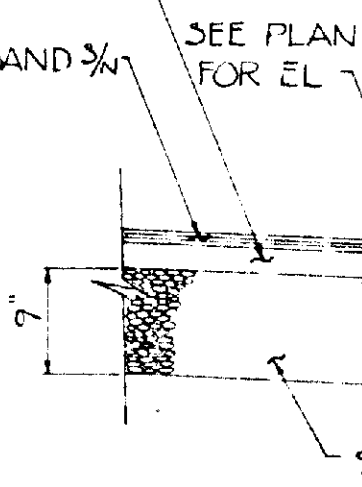
IND:
Proposed Kitchen
Restaurant & Lounge

EXHIBIT 3



Johnson, Mirmiran
& Thompson, P. A.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
1500 YORK ROAD • BALTIMORE, MARYLAND 21201 • PHONE 766-1500

2" BASE COURSE BAND D1
1" SURFACE COURSE BAND 3/4"

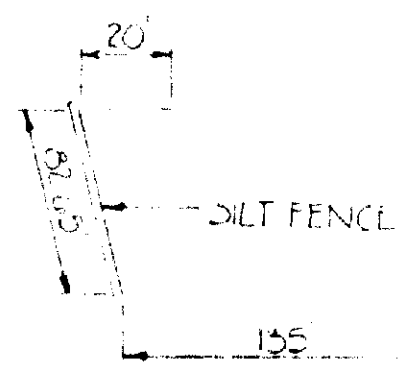
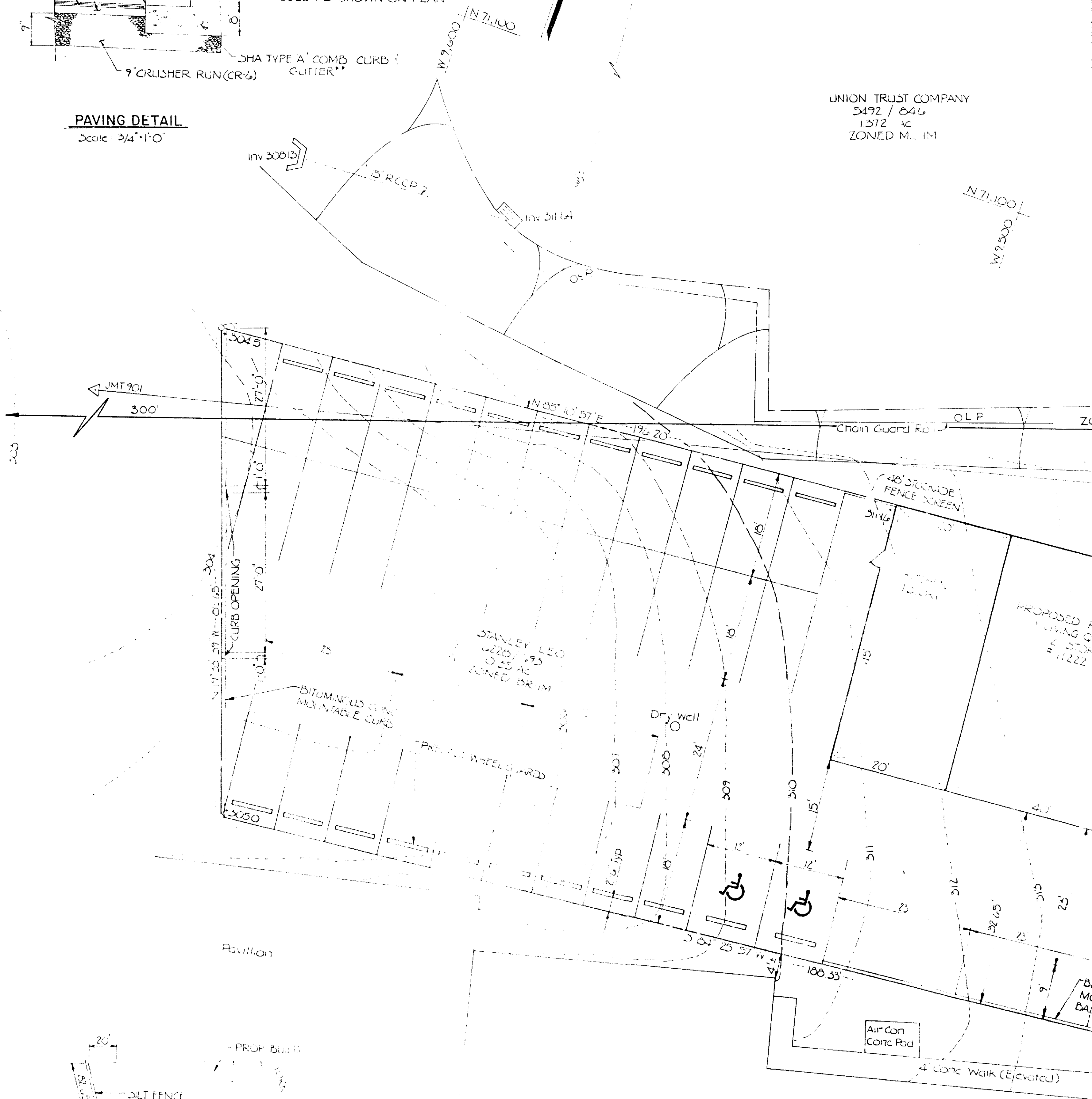


* TRANSITION AS REQUIRED TO MEET EXISTING CURB & GUTTER
* TYPE A COMB CURB & GUTTER TO BE USED ON YORK RD. AND FRONT PARKING LOT BITUMINOUS CONCRETE MOUNTABLE CURB TO BE USED AS SHOWN ON PLAN

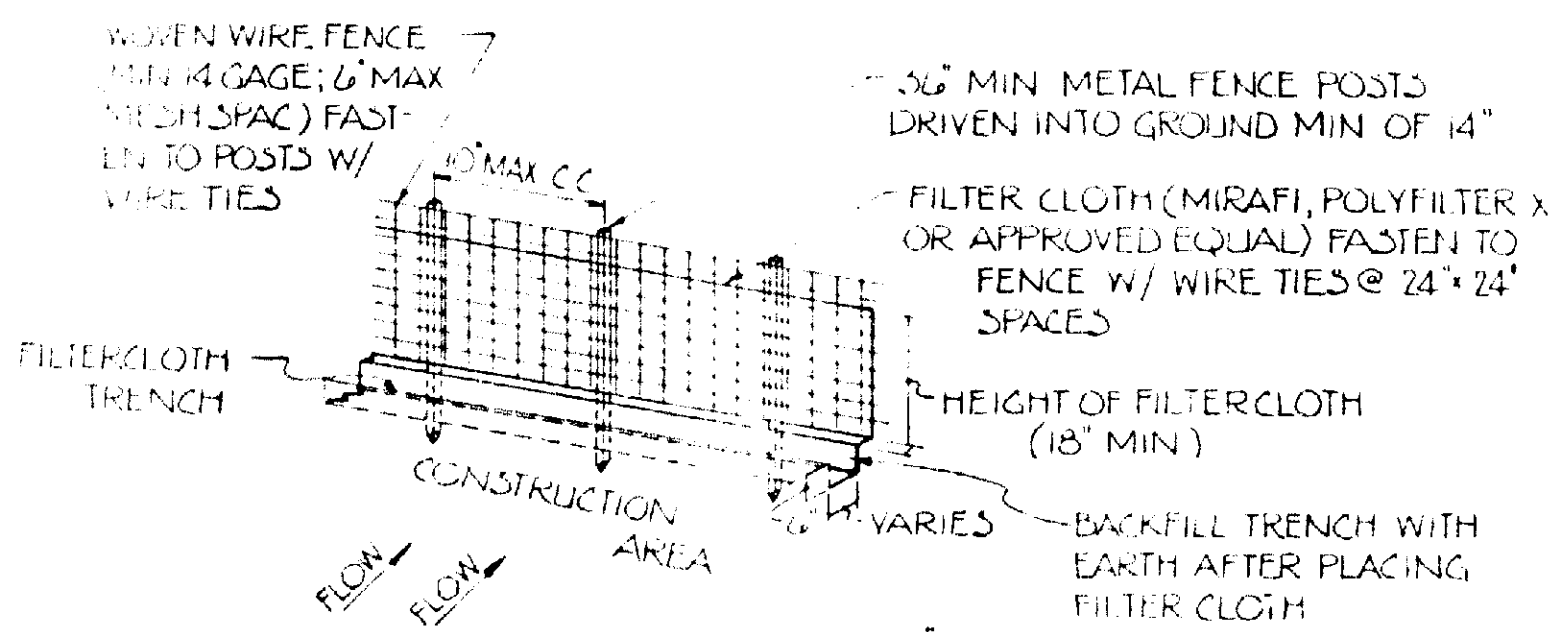
PAVING DETAIL

Scale 3/4"=1'-0"

UNION TRUST COMPANY
5492 / 846
1372 AC
ZONED ML-1M



PLAN

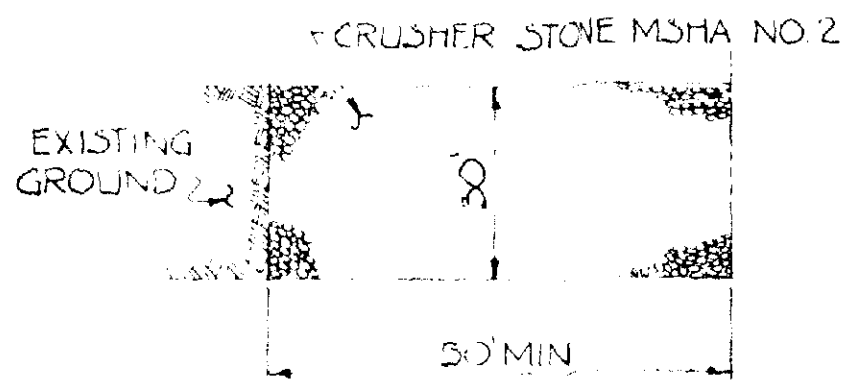


ELEVATION

SILT FENCE DETAILS

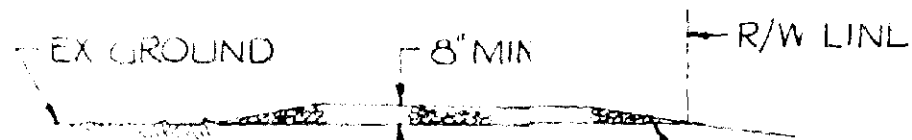
NOT TO SCALE

PLAN



PLAN

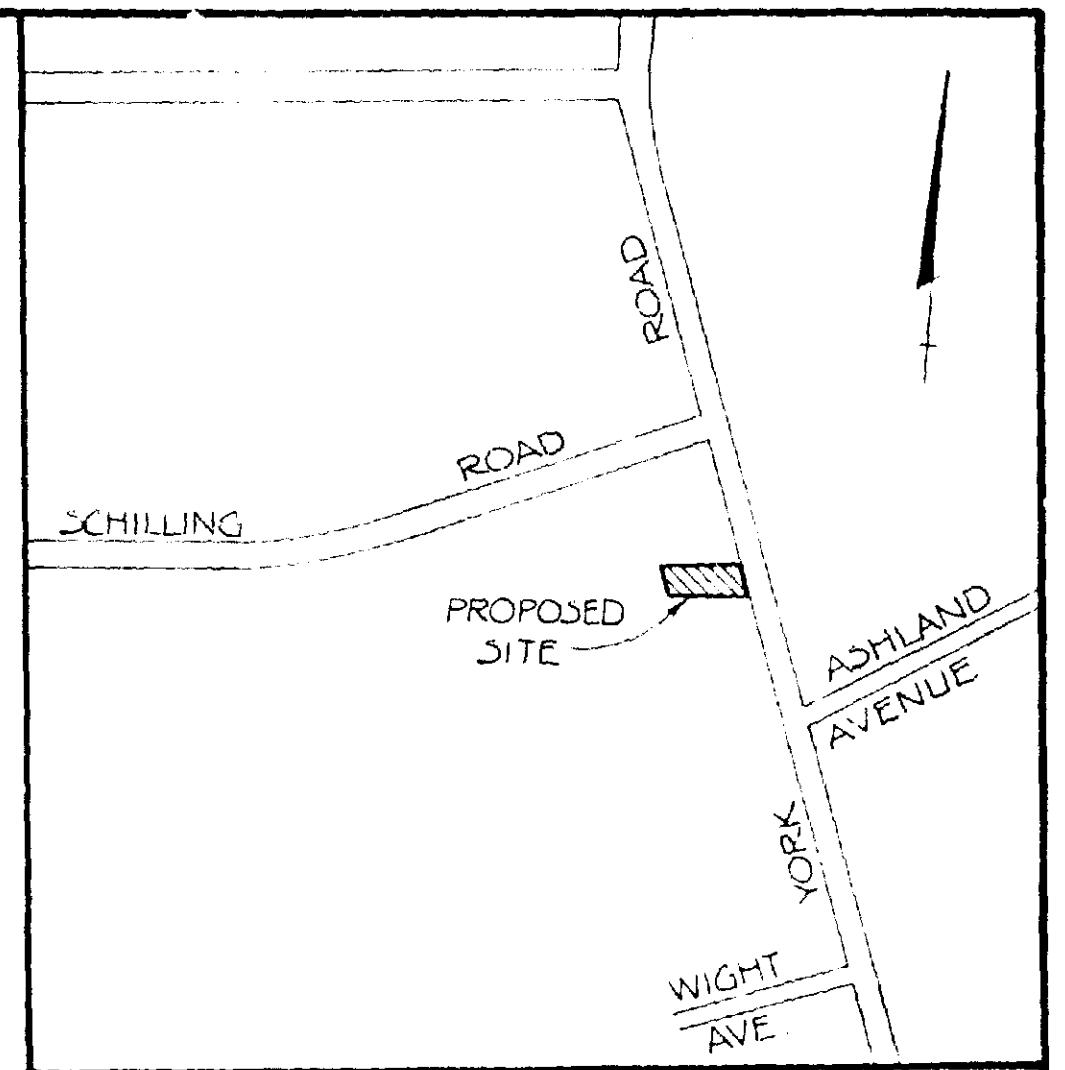
NOTE REFER TO BALTO. COUNTY
STD DETAIL - PLATE SCE-1



ELEVATION

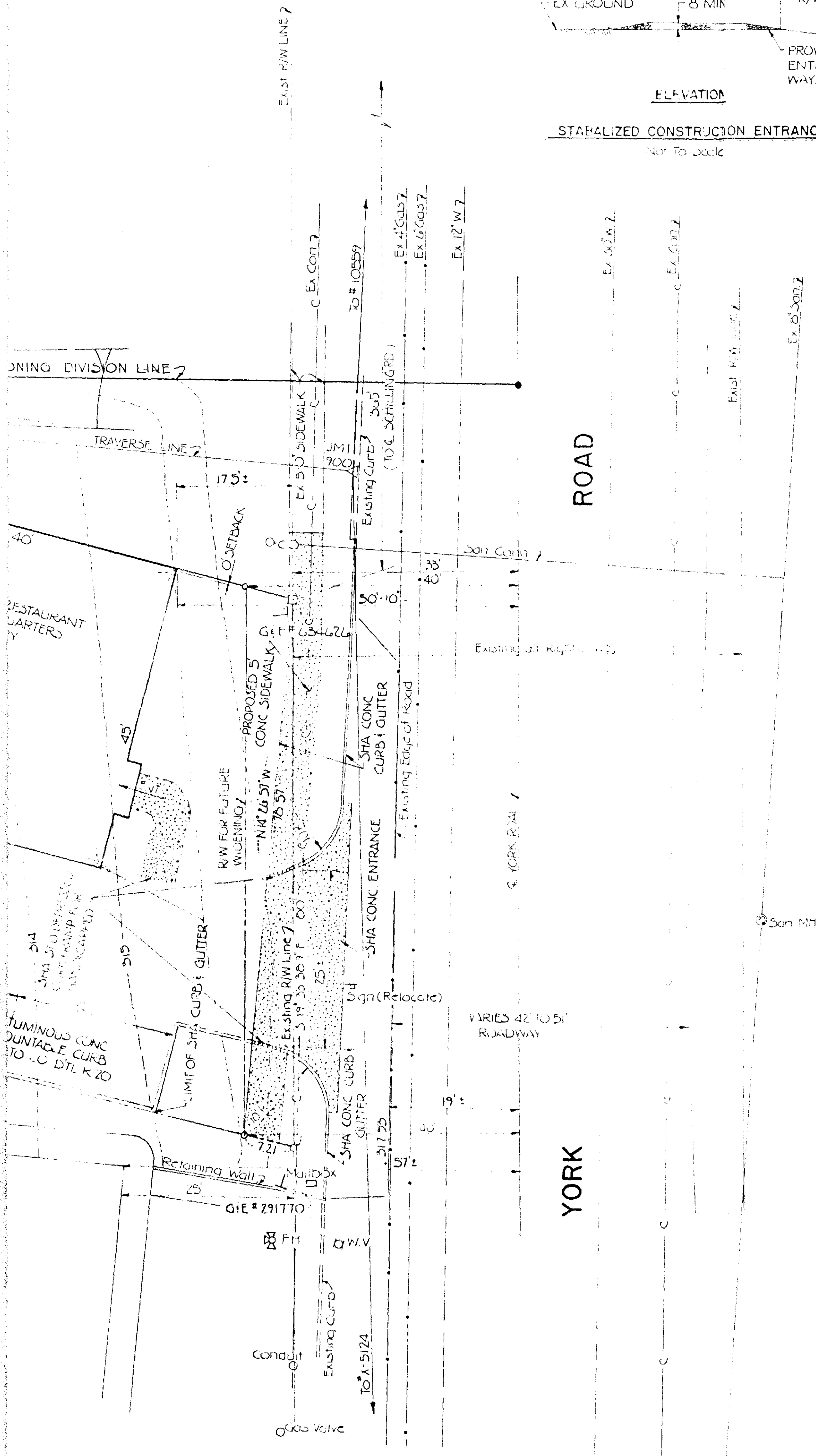
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



LOCATION MAP

Scale: 1" = 500'-0"



GENERAL NOTES:

1. THIS SITE WILL BE SERVED WITH PUBLIC WATER BY THE EXISTING 12" WATER IN YORK ROAD.
2. THIS SITE WILL BE SERVED WITH PUBLIC SEWER BY THE EXISTING 8" SANITARY IN YORK RD.
3. TRASH REMOVAL TO BE BY PRIVATE SERVICE.
4. ENTRANCE WILL CONFORM TO MD. STANDARD ENTRANCE CONSTRUCTION METHOD NO. 3 (MD STD. NO. MD 500.03).
5. FRONT AND SIDELINE SETBACK VARIANCES REQUESTED.
6. PARKING LOT TO BE 3" BITUMINOUS CONCRETE PLACED ON 9" CRUSHER RUN (CR-6). SEE DETAIL THIS SHEET.
7. SEDIMENT AND EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION USING A SILT FENCE AS DETAILED AND LOCATED ON THE SEDIMENT AND EROSION CONTROL PLAN.
8. STORMWATER MANAGEMENT IS NOT REQUIRED AS PER SECTION 2.1 LINE OF BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY.
9. AREA OF SITE: 0.36 AC.
10. AREA ZONED BR-1M.

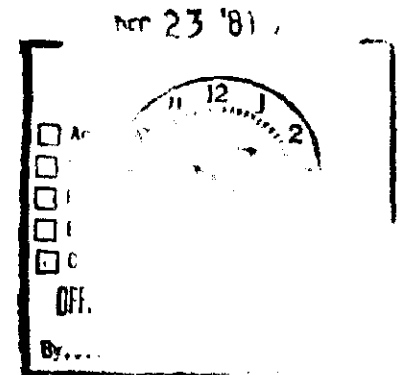
PARKING DATA:

1. BLDG AREAS: BASEMENT: 1700 SF STORAGE ONLY
FIRST FLOOR: 2700 SF (DINING AREA + KITCHEN)
SECOND FLOOR: 1600 SF (LIVING QUARTERS 1500 SF)
(GIFT SHOP 500 SF)
2. ONE SPACE FOR EACH 50 SF (RESTAURANT + KITCHEN AREAS)
TWO SPACES FOR LIVING QUARTERS (SPECIAL HEARING REQUESTED)
3. PROPOSED PARKING
36 SPACES 9'x10' FOR RESTAURANT + KITCHEN
2 SPACES 9'x10' FOR LIVING QUARTERS
1 SPACE 9'x10' FOR GIFT SHOP
4. ALL RESTAURANT PARKING TO BE BY ATTENDANT DURING PEAK BUSINESS HOURS.
5. OWNER IS CURRENTLY NEGOTIATING LONG TERM LEASES FOR ADDITIONAL PARKING SPACES.
6. REQUIRED PARKING
RESTAURANT + KITCHEN: 36 SPACES
LIVING QUARTERS: 2 SPACES
RETAIL SHOP: 2 SPACES
TOTAL: 50 SPACES
7. REQUEST PARKING VARIANCES FOR 19 SPACES.

SITE PLAN
FOR SPECIAL EXCEPTION, ZONING & PARKING VARIANCES
STANLEY LEO PROPERTY

RECORDED IN BALTIMORE COUNTY LIBER 6228 FOLIO 693
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 8
SCALE: 1" = 10'-0" AUG. 27, 1981

OWNER: STANLEY LEO
5010 LONG GREEN ROAD
GLEN ARM, MARYLAND 21057

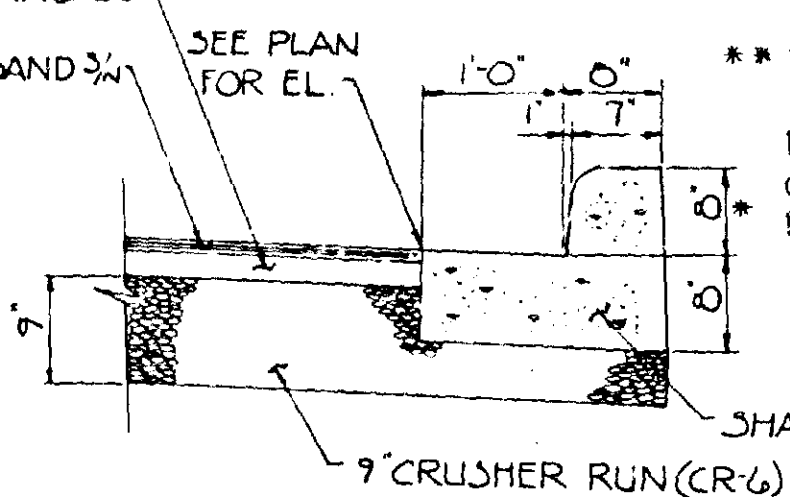


REVISED PLAN



**Johnson, Mirmiran
& Thompson, P. A.**
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
1526 NORTH HAVEN • BALTIMORE, MARYLAND • 21201 • (410) 521-1000

2" BASE COURSE BAND BI
1" SURFACE COURSE BAND 3/4"



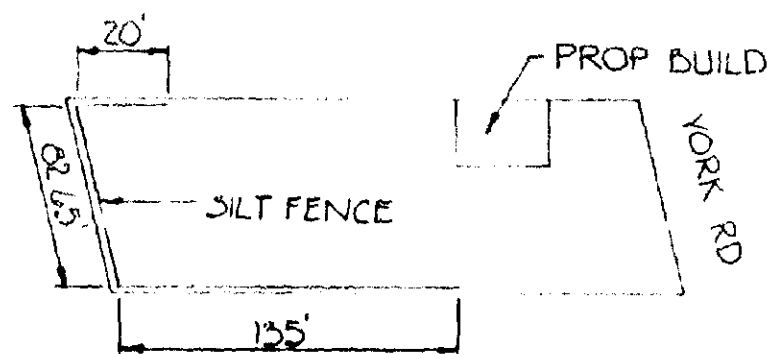
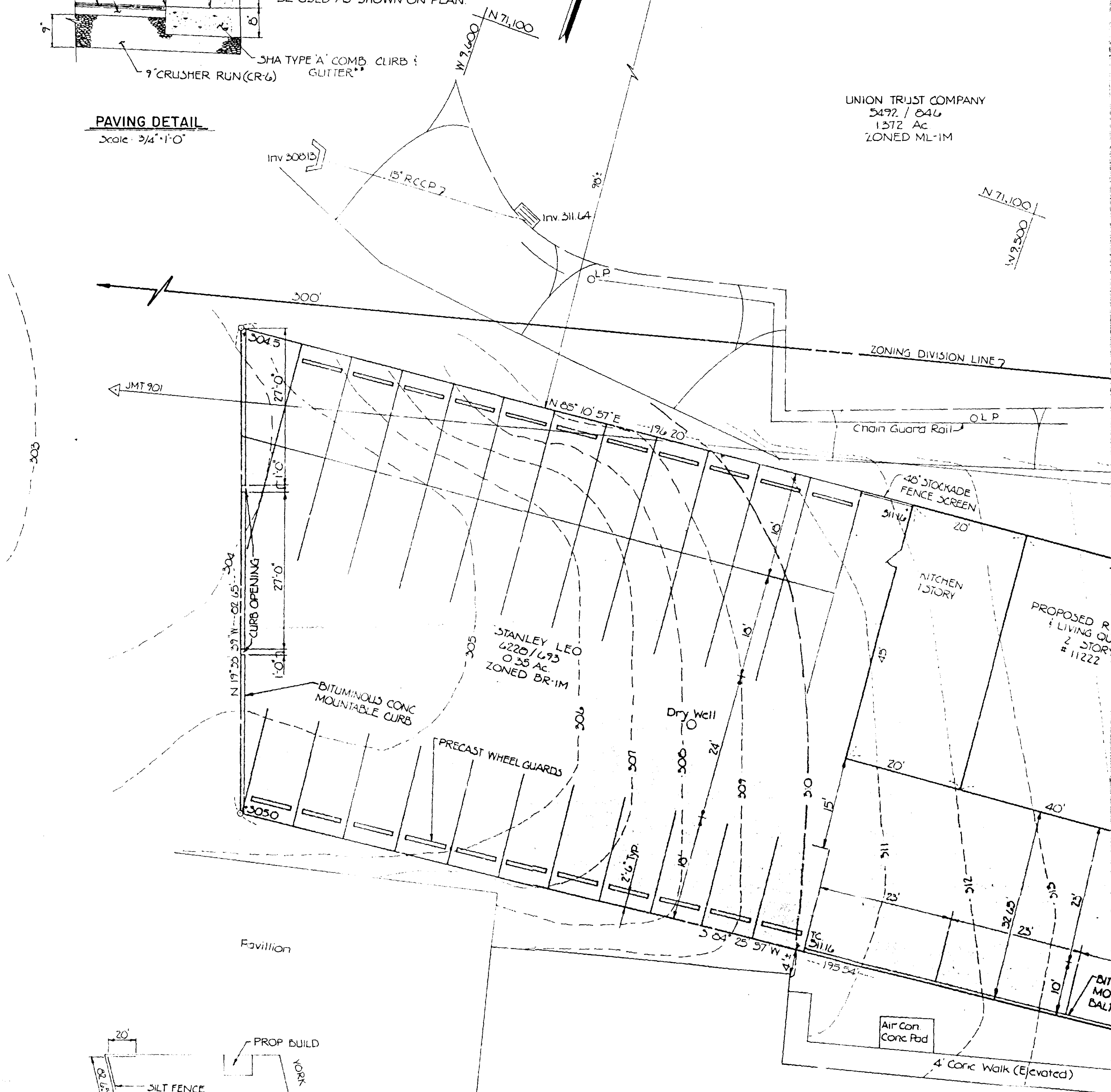
PAVING DETAIL

Scale: 3/4" = 1'-0"

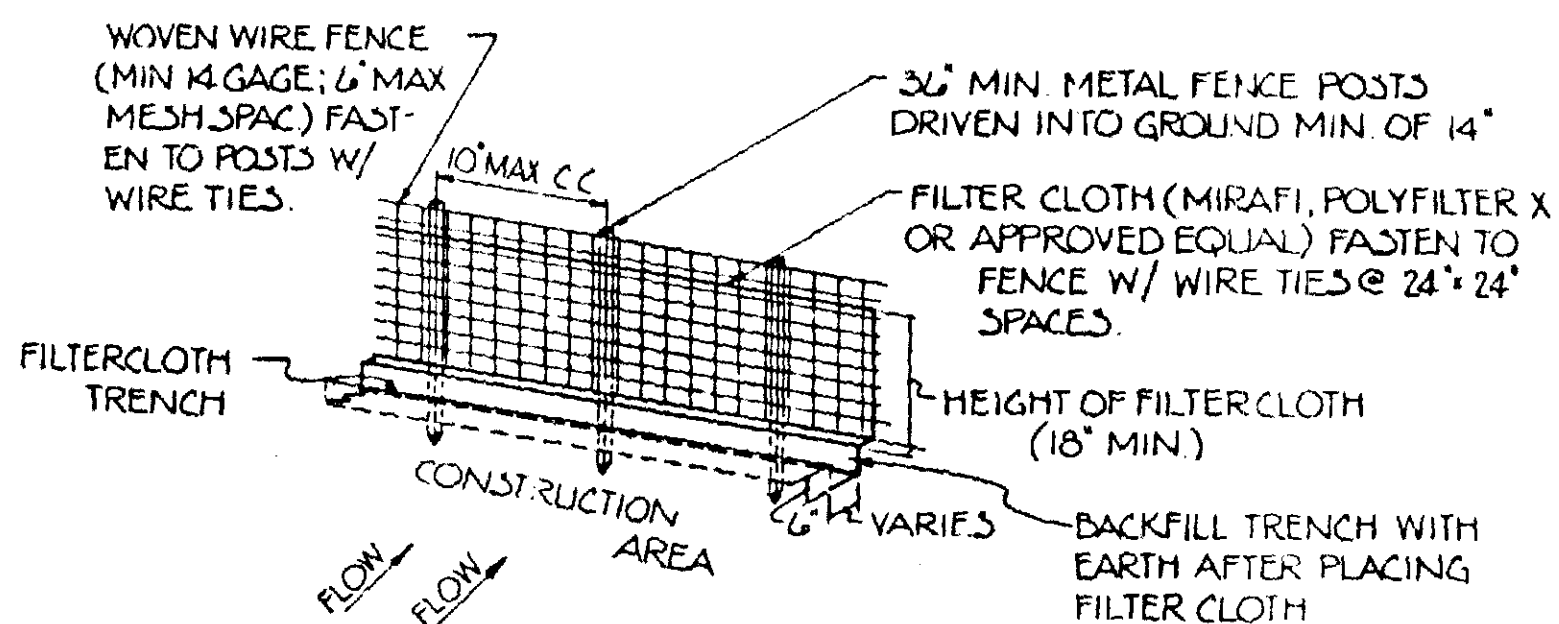
* TRANSITION AS REQUIRED TO MEET EXISTING CURB & GUTTER.
** TYPE 'A' COMB. CURB & GUTTER TO BE USED ON YORK RD. AND FRONT PARKING LOT BITUMINOUS CONCRETE MOUNTABLE CURB TO BE USED AS SHOWN ON PLAN.

SHA TYPE 'A' COMB. CURB & GUTTER

UNION TRUST COMPANY
5492 / 846
1372 AC
ZONED ML-1M



PLAN



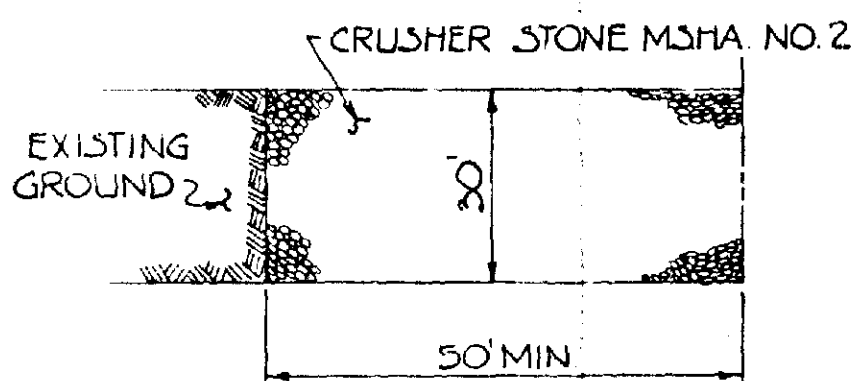
ELEVATION

SILT FENCE DETAILS

Not To Scale

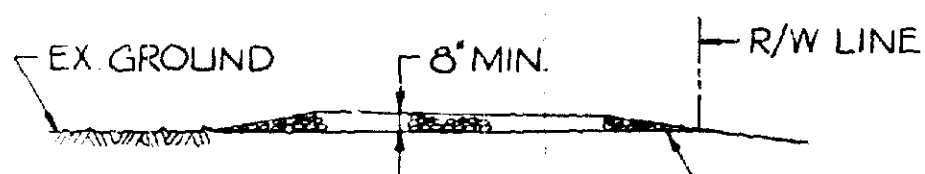
2 Story Brick
Cockeysville Volunteer Fire
Company
2500/157 1527/383
1376/433 590/157
3093 AC
ZONED BR-1M

PLAN



PLAN

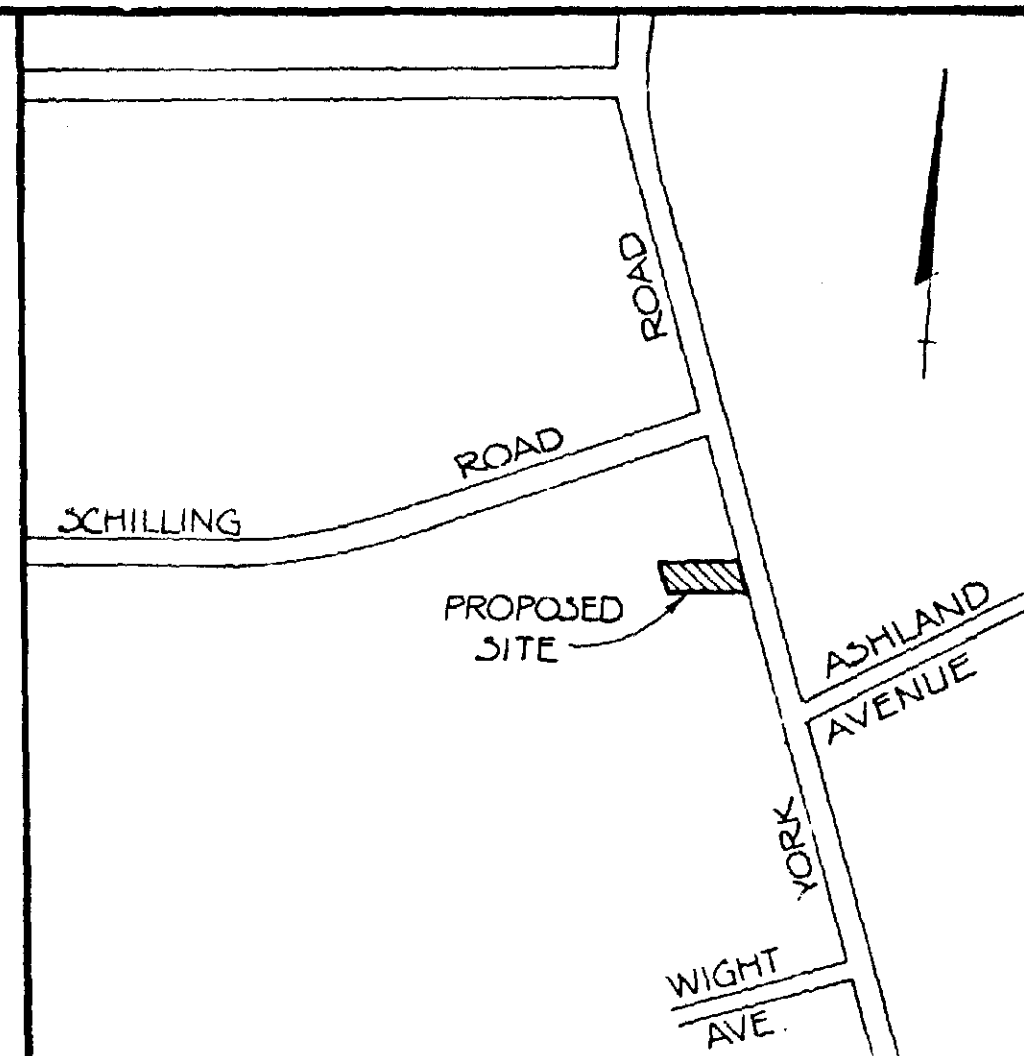
NOTE: REFER TO BALTO COUNTY
ST'D DETAIL PLATE SCE-1



ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

Not To Scale



LOCATION MAP

Scale: 1" = 500'-0"

GENERAL NOTES:

1. THIS SITE WILL BE SERVED WITH PUBLIC WATER BY THE EXISTING 12" WATER IN YORK ROAD.
2. THIS SITE WILL BE SERVED WITH PUBLIC SEWER BY THE EXISTING 8" SANITARY IN YORK RD.
3. TRASH REMOVAL TO BE BY PRIVATE SERVICE.
4. ENTRANCE WILL CONFORM TO MD. STANDARD ENTRANCE CONSTRUCTION METHOD NO. 3 (MD ST'D. NO. MD 500.05).
5. FRONT AND SIDELINE SETBACK VARIANCES REQUESTED.
6. PARKING LOT TO BE 3" BITUMINOUS CONCRETE PLACED ON 9" CRUSHER RUN (CR-6). SEE DETAIL THIS SHEET.
7. SEDIMENT AND EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION USING A SILT FENCE AS DETAILED AND LOCATED ON THE SEDIMENT AND EROSION CONTROL PLAN.
8. STORMWATER MANAGEMENT IS NOT REQUIRED AS PER SECTION 2.1 LINE OF BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY.
9. AREA OF SITE - 0.36 AC.
10. AREA ZONED BR-1M.

PARKING DATA:

1. BLDG AREAS: BASEMENT: 2700 SF STORAGE ONLY
FIRST FLOOR: 2700 SF (DINING AREA + KITCHEN)
SECOND FLOOR: 1800 SF (LIVING QUARTERS 1500 SF)
(GIFT SHOP 300 SF)
2. ONE SPACE FOR EACH 50 SF (RESTAURANT + KITCHEN AREAS)
" " " 200 SF (GIFT SHOP)
TWO SPACES FOR LIVING QUARTERS (SPECIAL HEARING REQUESTED)
3. PROPOSED PARKING
36 SPACES 9'x18' FOR RESTAURANT + KITCHEN
2 SPACES 9'x18' FOR LIVING QUARTERS
1 SPACE 9'x18' FOR GIFT SHOP
4. ALL RESTAURANT PARKING TO BE BY ATTENDANT DURING PEAK BUSINESS HOURS.
5. OWNER IS CURRENTLY NEGOTIATING LONG TERM LEASES FOR ADDITIONAL PARKING SPACES.
6. REQUIRED PARKING:
RESTAURANT + KITCHEN - 54 SPACES
LIVING QUARTERS - 2 SPACES
RETAIL SHOP - 2 SPACES
TOTAL - 58 SPACES
7. REQUEST PARKING VARIANCES FOR 19.7 ACES

**SITE PLAN
FOR SPECIAL EXCEPTION, ZONING & PARKING VARIANCES
STANLEY LEO PROPERTY**

RECORDED IN BALTIMORE COUNTY LIBER 6228 FOLIO 693
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 8
SCALE: 1" = 10'-0" AUG. 27, 1981

OWNER: STANLEY LEO
5010 LONG GREEN ROAD
GLEN ARM, MARYLAND 21057

Old Plat
ITOM #62



**Johnson, Mirmiran
& Thompson, P. A.**
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
1926 YORK ROAD • BALTIMORE, MARYLAND • 21053 • (301) 821-4300

2" BASE COURSE SAND BIT
1" SURFACE COURSE SAND 3/4"

SEE PLAN
FOR EL

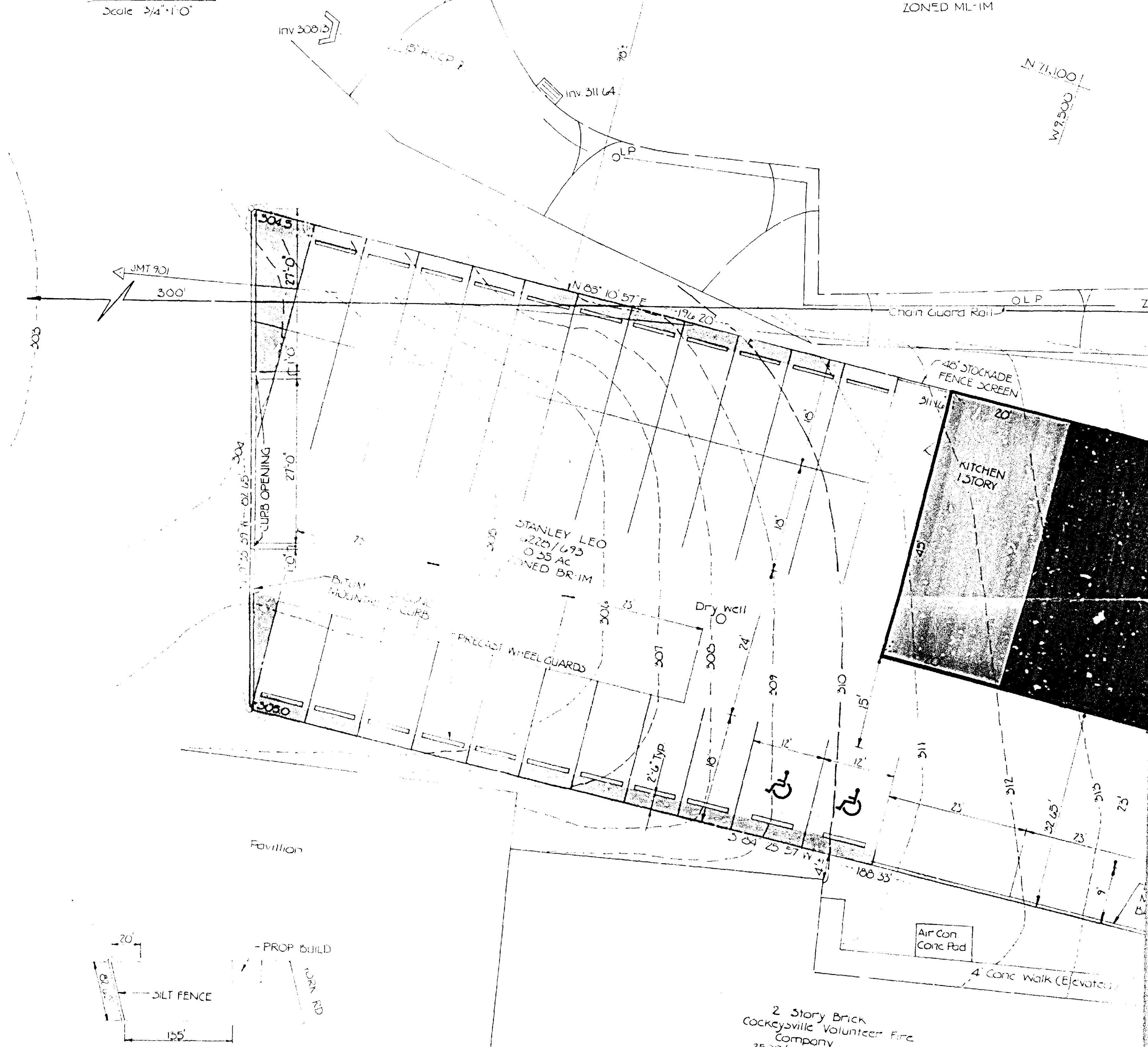
* TRANSITION AS REQUIRED TO
MEET EXISTING CURB & GUTTER
* TYPE A' COMB CURB & GUTTER
TO BE USED ON YORK RD. AND
FRONT PARKING LOT BITUMINOUS
CONCRETE MOUNTABLE CURB TO
BE USED AS SHOWN ON PLAN

SHA TYPE 'A' COMB CURB
& GUTTER

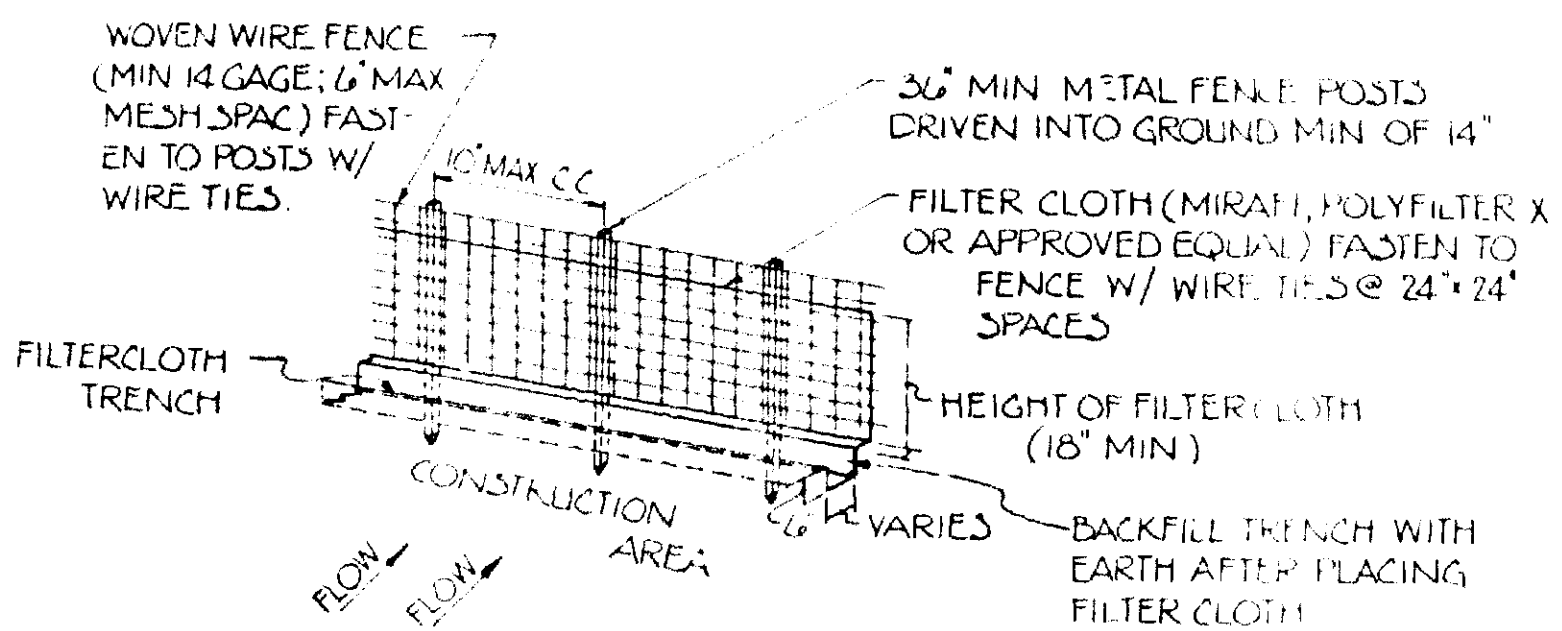
PAVING DETAIL

Scale 3/4" = 1'-0"

UNION TRUST COMPANY
5492 / 846
1.372 AC
ZONED ML-1M



PLAN



ELEVATION

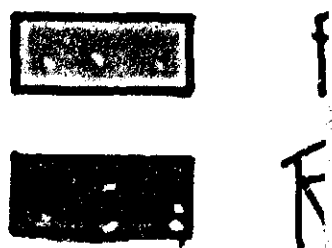
SILT FENCE DETAILS

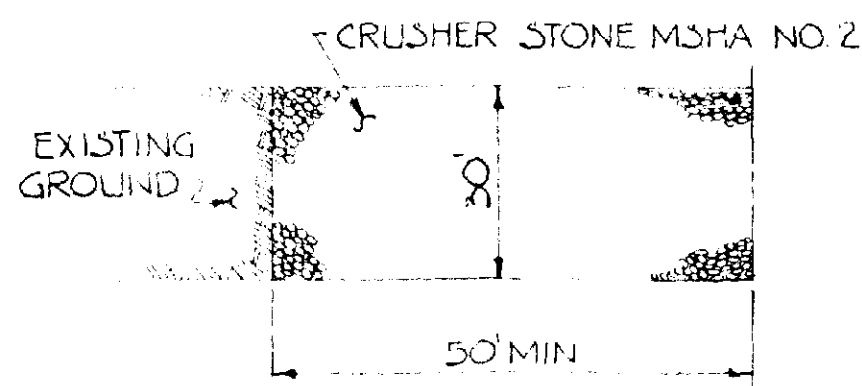
Not To Scale

2 Story Brick
Cockeysville Volunteer Fire
Company
2500/157 1527/383
1376/433 590/157
3.093 AC
ZONED BR-1M

PLAN

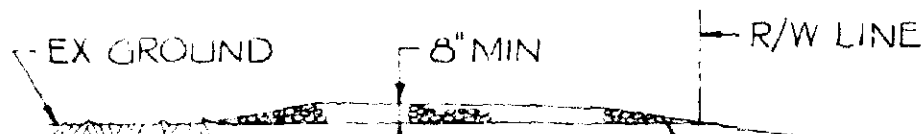
LEG





PLAN

NOTE REFER TO BALTO COUNTY
ST'D DETAIL-PLATE SCE-1

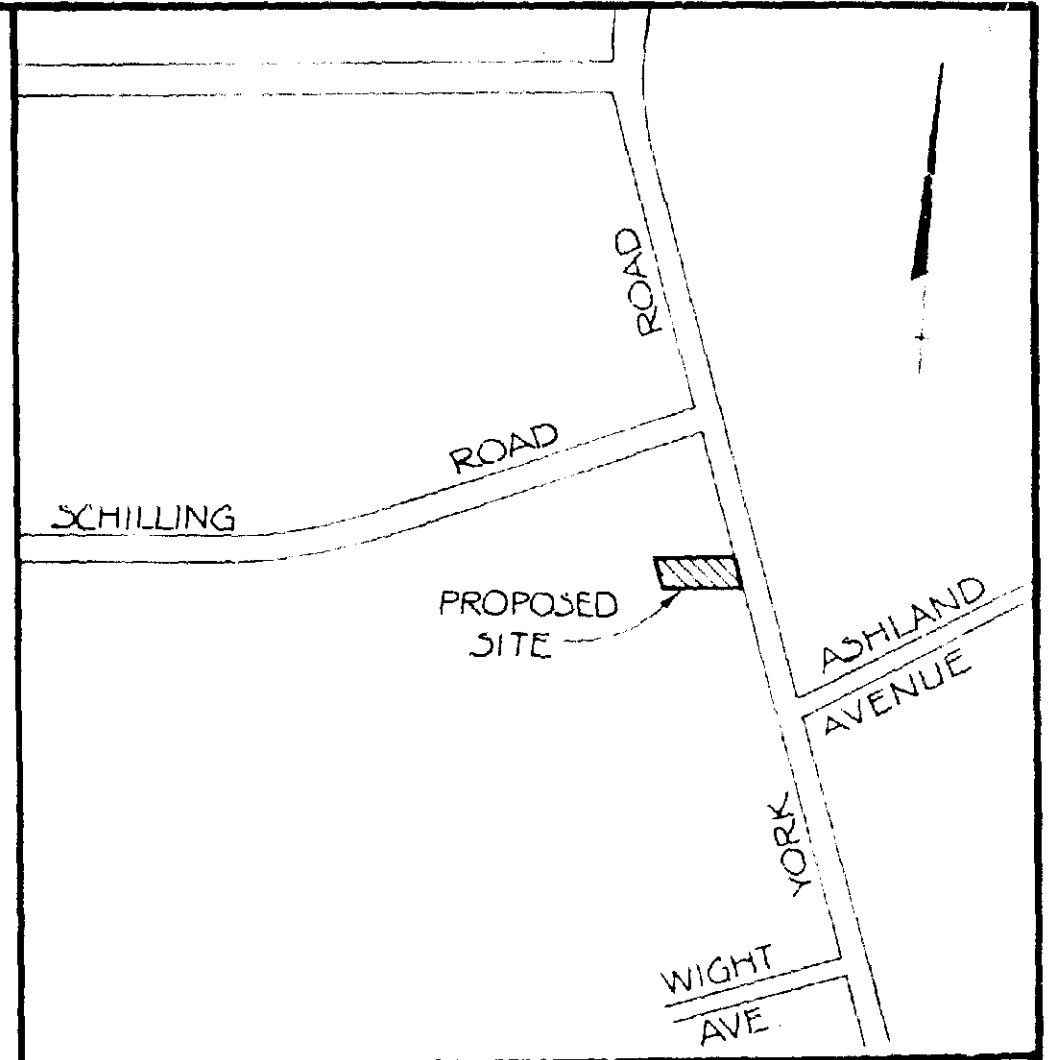


ELEVATION

PROVIDE SMOOTH TRANSITION FOR
ENTRANCE ONTO PUBLIC RIGHT-OF-
WAY

STABILIZED CONSTRUCTION ENTRANCE

Not To Scale



LOCATION MAP
Scale 1" = 500'-0"

GENERAL NOTES:

1. THIS SITE WILL BE SERVED WITH PUBLIC WATER BY THE EXISTING 12" WATER IN YORK ROAD
2. THIS SITE WILL BE SERVED WITH PUBLIC SEWER BY THE EXISTING 8" SANITARY IN YORK RD
3. TRASH REMOVAL TO BE BY PRIVATE SERVICE
4. ENTRANCE WILL CONFORM TO MD STANDARD ENTRANCE CONSTRUCTION METHOD NO. 3 (MD ST'D NO. MD 500.03)
5. FRONT AND SIDELINE SETBACK VARIANCES REQUESTED
6. PARKING LOT TO BE 3" BITUMINOUS CONCRETE PLACED ON 9" CRUSHER RUN (CR-6). SEE DETAIL THIS SHEET.
7. SEDIMENT AND EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION USING A SILT FENCE AS DETAILED AND LOCATED ON THE SEDIMENT AND EROSION CONTROL PLAN
8. STORMWATER MANAGEMENT IS NOT REQUIRED AS PER SECTION 2.1 LINE OF BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY
9. AREA OF SITE: 0.36 AC
10. AREA ZONED BR-1M

PARKING DATA:

1. BLDG AREAS: BASEMENT: 2700 SF STORAGE ONLY
FIRST FLOOR: 2700 SF (DINING AREA + KITCHEN)
SECOND FLOOR: 1800 SF (LIVING QUARTERS 1500 SF)
(GIFT SHOP 300 SF)
2. ONE SPACE FOR EACH 50 SF (RESTAURANT + KITCHEN AREAS)
" " " " 200 SF (GIFT SHOP)
TWO SPACES FOR LIVING QUARTERS (SPECIAL HEARING REQUESTED)
3. PROPOSED PARKING
3/4 SPACES 9' x 5' FOR RESTAURANT + KITCHEN
2 SPACES 9' x 6' FOR LIVING QUARTERS
1 SPACE 9' x 6' FOR GIFT SHOP
4. ALL RESTAURANT PARKING TO BE BY ATTENDANT DURING PEAK BUSINESS HOURS
5. OWNER IS CURRENTLY NEGOTIATING LONG TERM LEASES FOR ADDITIONAL PARKING SPACES
6. REQUIRED PARKING
RESTAURANT + KITCHEN: 54 SPACES
LIVING QUARTERS: 2 SPACES
RETAIL SHOP: 2 SPACES
TOTAL: 58 SPACES
7. REQUEST PARKING VARIANCES FOR 19 SPACES

**SITE PLAN
FOR SPECIAL EXCEPTION, ZONING & PARKING VARIANCES
STANLEY LEO PROPERTY**

RECORDED IN BALTIMORE COUNTY LIBER 6228 FOLIO 693
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 8
SCALE: 1" = 10'-0" AUG. 27, 1981

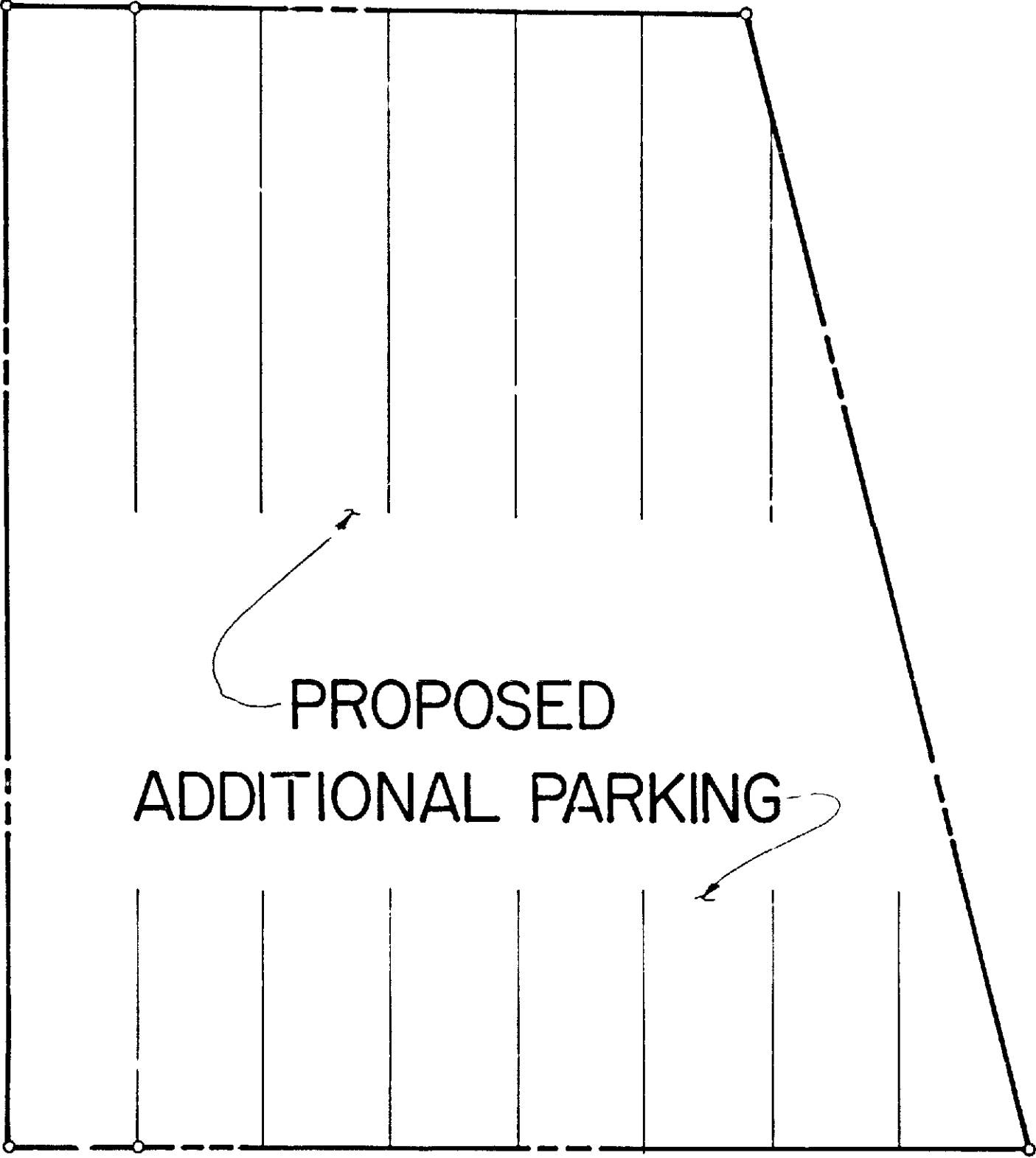
OWNER: STANLEY LEO
5010 LONG GREEN ROAD
GLEN ARM, MARYLAND 21057



**Johnson, Mirmiran
& Thompson, P. A.**
ENGINEERS • PLANNERS • SURVEYORS • LAND SCAPERS
1525 W. 10TH STREET, SUITE 200, WASHINGTON, D.C. 20004

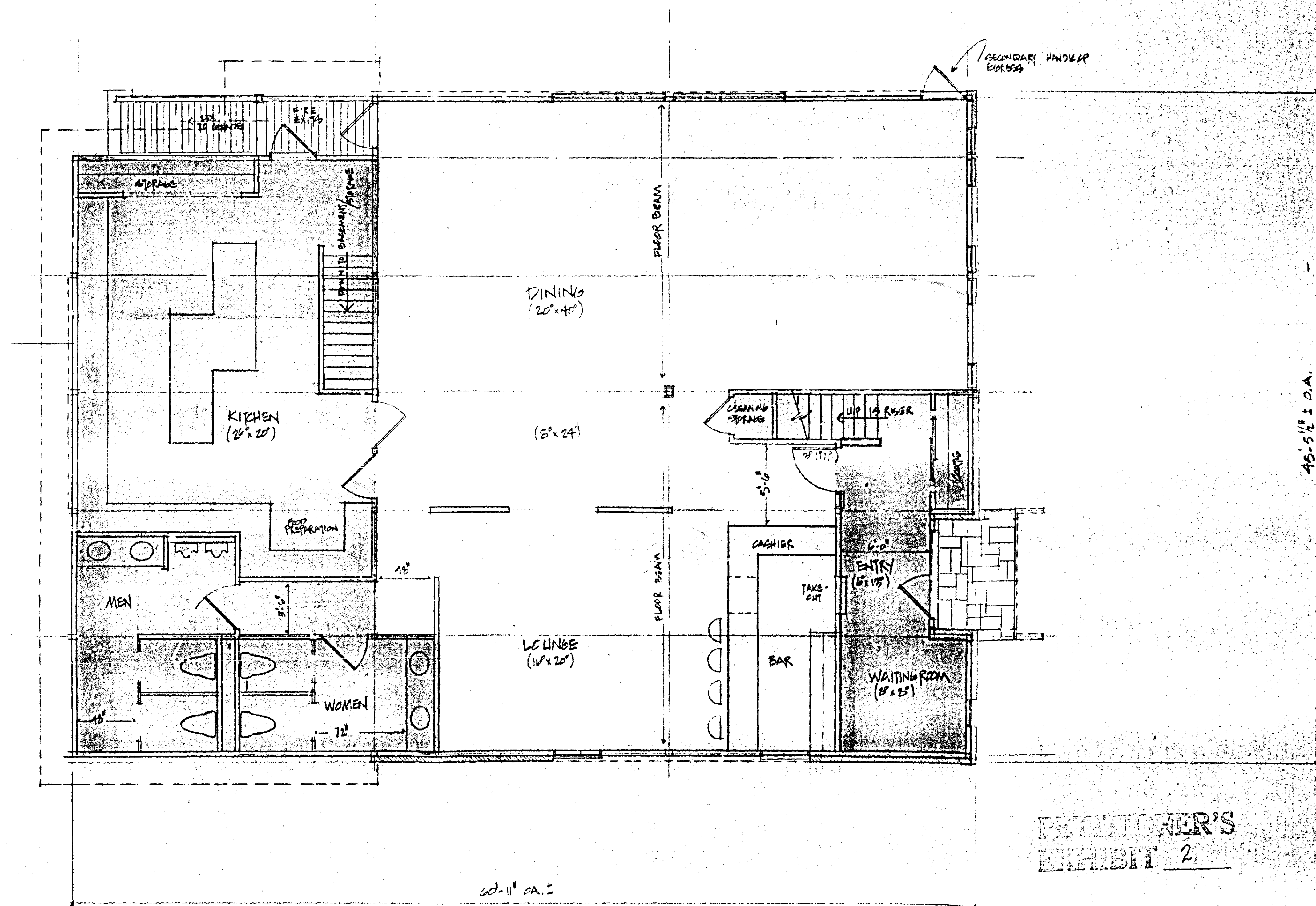
END:
PROPOSED KITCHEN
RESTAURANT & LOUNGE

RECEIVED
FEB 11 1982



LEGEND

- ACTUAL DINING & LOUNGE
- KITCHEN, RESTROOMS & RECEPTION AREAS



SQUARE FOOTAGES

| | |
|---------------------------|----------------------|
| DINING/LOUNGE = 1350 # | UPPER LEVEL = 1802 # |
| ENTRY/RECEPTION = 100 # | LOWER LEVEL = 2500 # |
| KITCHEN/BATH = 548 # | TOTAL = 4362 # |
| RESTAURANT/OFFICE = 130 # | BASEMENT = 2500 # |
| CHEF'S APPT. = 150 # | |

In keeping with its policy of providing the highest quality of service, Deck House, Inc. warrants that the materials and workmanship shown on these plans are true and correct. It is the responsibility of the client and contractor to verify that any materials or services not supplied by Deck House, Inc. are covered by the contract between the client and contractor.

DECK HOUSE INC
930 Main Street, Acton, Mass. Phone (617) 259-9430

Residence for
FOREMOST RESTAURANT
11222 YORK DRIVE
ROCKESVILLE, MD
Subject: LOWER LEVEL Scale: 1/4" = 1'-0"

Model Number: 10161
Date: 10/6/61
Revision:

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without the written
consent of the
copyright owner.

PREPARED BY
EXHIBIT 2

* TRANSITION AS REQUIRED TO MEET EXISTING CURB & GUTTER.
 ** TYPE 'A' COMB. CURB & GUTTER TO P.E. USED ON YORK RD. AND FRONT PARKING LOT BITUMINOUS CONCRETE MOUNTABLE CURB TO BE USED AS SHOWN ON PLAN.

UNION TRUST COMPANY
5492 / 846
1372 Ac.
ZONED ML-1M

ION TRUST COMPANY
5492 / 846
1372 Ac.
ZONED ML-1M

1372 Ac.
ZONED ML-1M

ZONED ML-1M

ZONING DIVISION LINE 7

Chain Guard Rail 

48" STOCKADE
FENCE SCREEN

KITCHEN
1ST

PROPOSED R
LIVING QU
2 STOR
11227

STANLEY LEO
6220/693
035 AC.
ZONED BR-1M

BITUMINOUS CONC
MOUNTABLE CURB

PRECAST WHEEL GUARDS

Dry Well

Air Con.
Conc Pad

4' Conc Walk (Elevated)

2 Story Brick
Cockeysville Volunteer Fire
Company
2500/157 1527/383
1376/433 590/137
3.093 Ac.
ZONED BR-1M

Company
2500/157 1527/383
137/1433

1376/433 1527/382
590/137
3.093 Ac

3.093 AC
ZONED

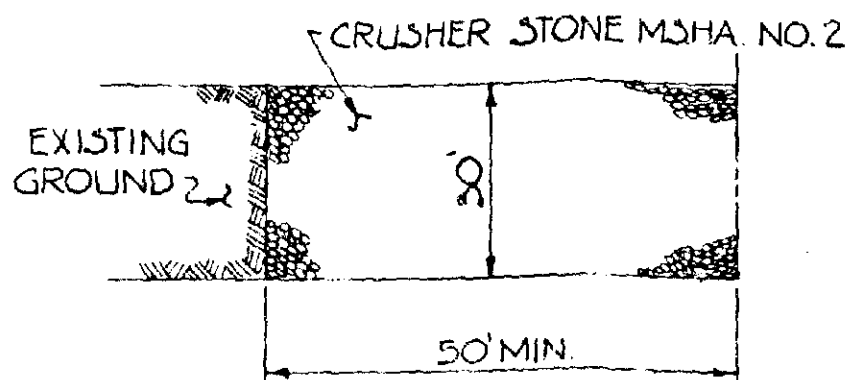
ZONED BR-1M

PLAN

PLAN

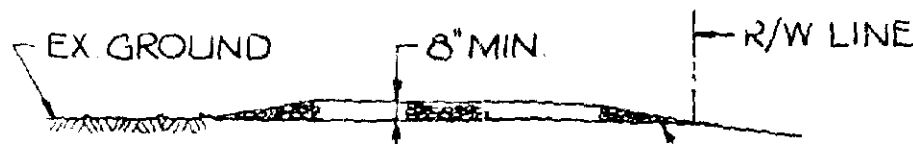
SILT FENCE DETAILS

Not To Scale



PLAN

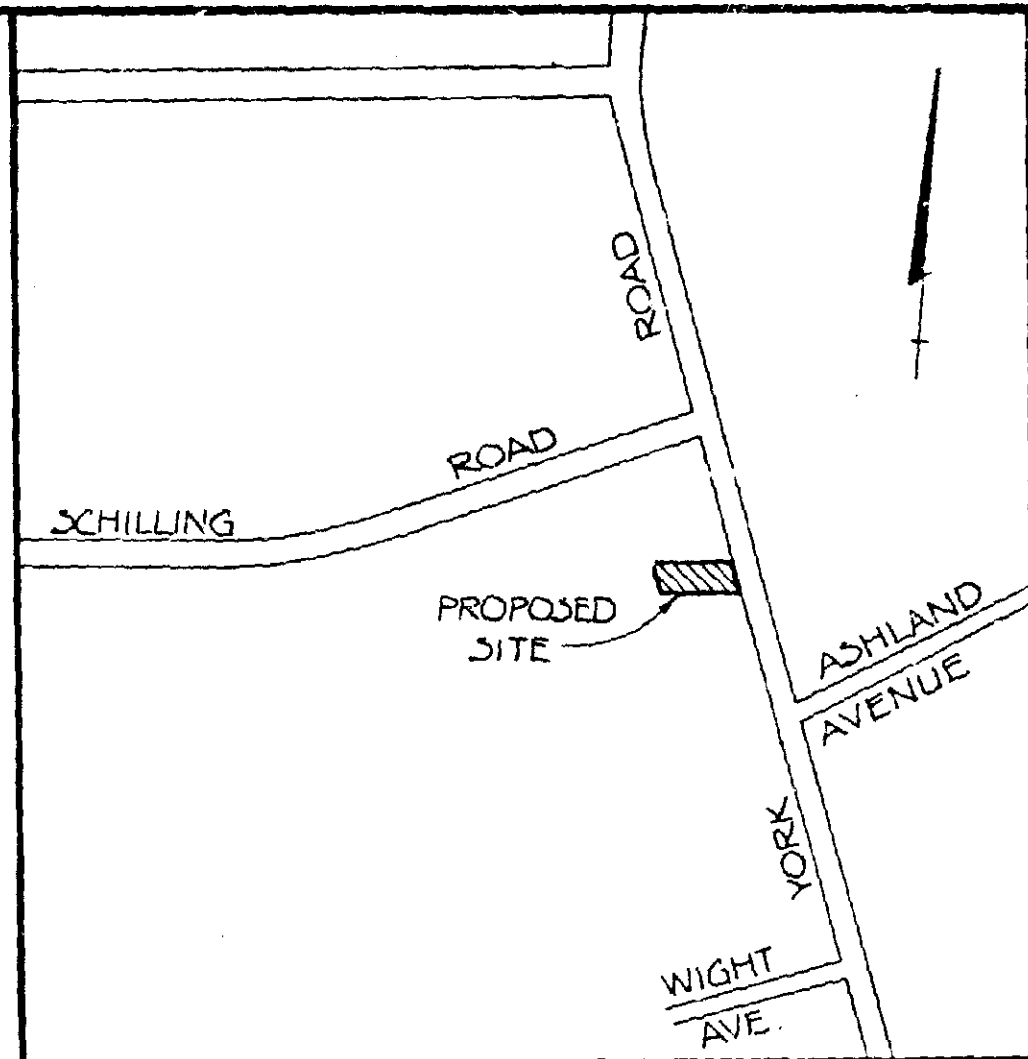
NOTE: REFER TO BALTO COUNTY
ST'D DETAIL PLATE SCE-1



ELEVATION

STABILIZED CONSTRUCTION ENTRANCE

Not To Scale



LOCATION MAP

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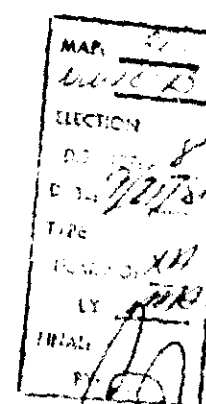
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SITE PLAN
FOR SPECIAL EXCEPTION, ZONING & PARKING VARIANCES
STANLEY LEO PROPERTY

RECORDED IN BALTIMORE COUNTY LIBER 6228 FOLIO 693
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 8
SCALE: 1" = 10'-0" AUG. 27, 1981

OWNER: STANLEY LEO
5010 LONG GREEN ROAD
GLEN ARM, MARYLAND 21057



Old Plot

Item #62



**Johnson, Mirmiran
& Thompson, P. A.**
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1526 YORK ROAD • BALTIMORE, MARYLAND • 21093 • (301) 821-8900